

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 5/102-130 River Avenue, Plenty Vic 3090

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,549,000

Median sale price

Median price \$1,450,000

Property Type Vacant land

Suburb Plenty

Period - From 27/02/2023

to 26/02/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	Lot 19/102-130 River Av PLENTY 3090	\$1,675,000	04/12/2023
2	Lot 12/102-130 River Av PLENTY 3090	\$1,649,000	22/01/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

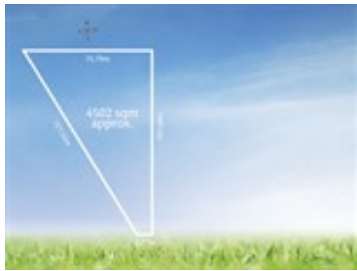
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Property Type:
Land Size: 4086 sqm approx
Agent Comments

Indicative Selling Price
\$1,549,000
Median Land Price
27/02/2023 - 26/02/2024: \$1,450,000

Comparable Properties



Lot 19/102-130 River Av PLENTY 3090 (REI) Agent Comments



Price: \$1,675,000
Method: Private Sale
Date: 04/12/2023
Property Type: Land
Land Size: 4502 sqm approx



Lot 12/102-130 River Av PLENTY 3090 (REI) Agent Comments



Price: \$1,649,000
Method: Private Sale
Date: 22/01/2024
Property Type: Land

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.