

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

33 Butlers Road, Plenty Vic 3090

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,627,500 Property Type House Suburb Plenty

Period - From 01/10/2023 to 31/12/2023 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	27 Treetop Tce PLENTY 3090	\$1,525,000	26/02/2024
2	6 Camphora Ct PLENTY 3090	\$1,490,000	28/10/2023
3	39 Mackelroy Rd PLENTY 3090	\$1,460,000	15/12/2023

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:

02/04/2024 16:42



 4  2  2

Property Type: House
Land Size: 1825 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
December quarter 2023: \$1,627,500

Comparable Properties



27 Treetop Tce PLENTY 3090 (REI)

Agent Comments

 4  2  2

Price: \$1,525,000
Method: Private Sale
Date: 26/02/2024
Property Type: House (Res)



6 Camphora Ct PLENTY 3090 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,490,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 1000 sqm approx



39 Mackelroy Rd PLENTY 3090 (REI/VG)

Agent Comments

 4  3  6

Price: \$1,460,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 1029 sqm approx

Account - Barry Plant | P: (03) 9431 1243