

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

Lot 2/102-130 River Avenue, Plenty Vic 3090

Indicative selling price

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

Single price

\$1,700,000

Median sale price

Median price

\$1,475,000

Property Type

Vacant land

Suburb

Plenty

Period - From

15/04/2023

to

14/04/2024

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 13/102-130 River Av PLENTY 3090	\$1,749,000	18/03/2024
2	Lot 1/102-130 River Av PLENTY 3090	\$1,699,000	04/03/2024
3	Lot 19/102-130 River Av PLENTY 3090	\$1,675,000	04/12/2023

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:

15/04/2024 15:52



Property Type: Land

Agent Comments

Comparable Properties



Lot 13/102-130 River Av PLENTY 3090 (REI)

Agent Comments



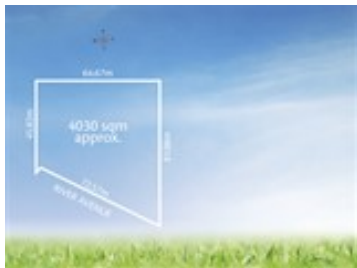
Price: \$1,749,000

Method: Private Sale

Date: 18/03/2024

Property Type: Land

Land Size: 4015 sqm approx



Lot 1/102-130 River Av PLENTY 3090 (REI)

Agent Comments



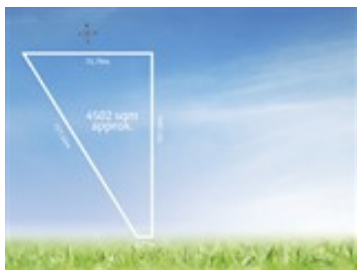
Price: \$1,699,000

Method: Private Sale

Date: 04/03/2024

Property Type: Land

Land Size: 4030 sqm approx



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