

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/444 Plenty Rd,  
PRESTON 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$480,000 - \$528,000**

### Median sale price

Median Unit for PRESTON for period Apr 2017 - Mar 2018

Sourced from Pricefinder.

**\$462,850**

### Comparable property sales

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 the most comparable to the property for sale.

6/45 James,  
Preston 3072

Price **\$515,000** Sold 24  
February 2018

8 Clinch Ave,  
Preston 3072

Price **\$456,000** Sold 09  
February 2018

3/46 Tyler St,  
Reservoir 3073

Price **\$515,000** Sold 09  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit  
2 beds 1 baths 1 parking

#### Frost Real Estate Pty Ltd

10/19 Enterprise Drive,  
Bundoora VIC 3083

#### Contact agents



Craig Frost

04130 18033

[craig@frostrealestate.com.au](mailto:craig@frostrealestate.com.au)

**FR FROST**  
REAL ESTATE