

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

2/588-594 Plenty Road Preston VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$705,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Preston

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

1/492 Plenty Road Preston VIC 3072	\$690,000	13-May-20
6/84 Roseberry Avenue Preston VIC 3072	\$690,000	05-Jun-20
4/31 Belgrove Street Preston VIC 3072	\$785,000	19-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 18 January 2021

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1/492 Plenty Road Preston VIC 3072

2 2 1

Sold Price **\$690,000** Sold Date **13-May-20**

Distance **0.35km**



6/84 Roseberry Avenue Preston VIC 3072

2 2 1

Sold Price

Sold Date **05-Jun-20**

Distance **0.91km**



4/31 Belgrove Street Preston VIC 3072

2 2 1

Sold Price

\$785,000 Sold Date **19-Jun-20**

Distance **1.07km**

RS = Recent sale UN = Undisclosed Sale

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