

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

296 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

or range
between

\$385,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,047,000

Property type

Commercial

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

| | | |
|-------------------------------------|-----------|-----------|
| 376 Plenty Road Preston VIC 3072 | \$652,000 | 31-Oct-20 |
| 9/7 Cooma Street Preston VIC 3072 | \$409,999 | 10-Nov-20 |
| 5/258 Gower Street Preston VIC 3072 | \$631,000 | 12-Dec-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: 19 January 2021



376 Plenty Road Preston VIC 3072 Sold Price \$652,000 Sold Date 31-Oct-20

2 2 1

Distance 0.23km



9/7 Cooma Street Preston VIC 3072 Sold Price \$409,999 Sold Date 10-Nov-20

2 1 1

Distance 0.3km



5/258 Gower Street Preston VIC 3072 Sold Price ^{RS}\$631,000 Sold Date 12-Dec-20

2 1 1

Distance 0.36km

RS = Recent sale

UN = Undisclosed Sale

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