

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

501/2-10 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$477,500

Property Type Unit

Suburb Preston

Period - From 09/05/2022

to

08/05/2023

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	3/76-78 Plenty Rd PRESTON 3072	\$445,000	30/11/2022
2	103/43 High St PRESTON 3072	\$430,000	14/02/2023
3	305/356 Bell St PRESTON 3072	\$415,500	27/03/2023

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:

09/05/2023 11:41



Property Type:
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median Unit Price
09/05/2022 - 08/05/2023: \$477,500

Comparable Properties



3/76-78 Plenty Rd PRESTON 3072 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 30/11/2022
Property Type: Apartment



103/43 High St PRESTON 3072 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 14/02/2023
Property Type: Apartment



305/356 Bell St PRESTON 3072 (REI)

Agent Comments



Price: \$415,500
Method: Private Sale
Date: 27/03/2023
Property Type: Apartment

Account - Love & Co