

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

2/500 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between \$680,000 & \$710,000

Median sale price

Median price \$600,500 Property Type Unit Suburb Preston

Period - From 01/07/2024 to 30/09/2024 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	14/397 Murray Rd PRESTON 3072	\$710,000	31/10/2024
2	7/480 Gilbert Rd PRESTON 3072	\$680,000	21/10/2024
3			

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.~~

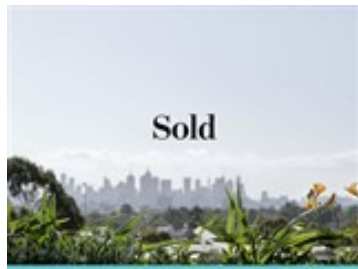
This Statement of Information was prepared on: 05/12/2024 11:31



Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$710,000
Median Unit Price
September quarter 2024: \$600,500

Comparable Properties



14/397 Murray Rd PRESTON 3072 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 31/10/2024
Property Type: Townhouse (Single)



7/480 Gilbert Rd PRESTON 3072 (VG)

Agent Comments



Price: \$680,000
Method: Sale
Date: 21/10/2024
Property Type: Townhouse (Conjoined)

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.

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