# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Address	1/500 Plenty Road, Preston Vic 3072
Including suburb and postcode	1/500 Plenty Road, Preston Vic 3072
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#### Indicative selling price

Property offered for sale

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

Single price \$745,000

### Median sale price

Median price	\$620,000	Pro	perty Type	Jnit	]	Suburb	Preston
Period - From	01/04/2023	to	30/06/2023	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

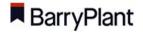
Address of comparable property		Price	Date of sale
1	1/38 Regent St PRESTON 3072	\$730,000	24/07/2023
2			
3			

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:	11/09/2023 09:20









Property Type: Townhouse (Res)

**Agent Comments** 

Indicative Selling Price \$745,000 Median Unit Price June quarter 2023: \$620,000

# Comparable Properties



1/38 Regent St PRESTON 3072 (REI)

1

**4** 

Price: \$730,000 Method: Private Sale Date: 24/07/2023

Property Type: Townhouse (Single)

**Agent Comments** 

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 is the only comparable sale result.

**Account** - Barry Plant | P: 03 94605066 | F: 03 94605100



