

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

704/2 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Preston

Period-from

01 Jan 2021

to

31 Dec 2021

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

4/747 Bell Street Preston VIC 3072	\$650,000	07-Oct-21
616/2 Plenty Road Preston VIC 3072	\$620,000	01-Nov-21
101/2 Plenty Road Preston VIC 3072	\$450,000	17-Dec-21

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: 01 January 2022



4/747 Bell Street Preston VIC 3072 Sold Price **\$650,000** Sold Date **07-Oct-21**

 2  1  1

Distance **1.97km**



616/2 Plenty Road Preston VIC 3072 Sold Price **\$620,000** Sold Date **01-Nov-21**

 2  2  1

Distance **-**



101/2 Plenty Road Preston VIC 3072 Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **17-Dec-21**

 2  1  1

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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