

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

411/100 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Preston

Period-from

01 Sep 2018

to

31 Aug 2019

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

231/100 Plenty Road Preston VIC 3072	\$365,000	21-May-19
301/100 Plenty Road Preston VIC 3072	\$385,000	15-May-19
401/100 Plenty Road Preston VIC 3072	\$374,500	25-Jun-19

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: 23 September 2019



231/100 Plenty Road Preston VIC 3072

Sold Price

\$365,000

Sold Date

21-May-19

 2

 1

 1

Distance

-



301/100 Plenty Road Preston VIC 3072

Sold Price

\$385,000

Sold Date

15-May-19

 2

 1

 1

Distance

-



401/100 Plenty Road Preston VIC 3072

Sold Price

\$374,500

Sold Date

25-Jun-19

 2

 1

 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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