

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

101/503 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Preston

Period-from

01 Aug 2023

to

31 Jul 2024

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

102B/8 CLINCH AVENUE PRESTON VIC 3072	\$489,000	29-Apr-24
12/755 PLENTY ROAD RESERVOIR VIC 3073	\$486,000	04-May-24

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.

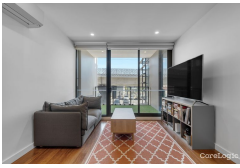
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**102B/8 CLINCH AVENUE PRESTON
VIC 3072**

Sold Price

\$489,000

Sold Date

29-Apr-24

 2  2  1

Distance

1km



**12/755 PLENTY ROAD RESERVOIR
VIC 3073**

Sold Price

\$486,000

Sold Date

04-May-24

 2  2  1

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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