Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/500 Plenty Road, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	\$699,000							

Median sale price

Median price	\$527,500	Pro	perty Type Uni	t		Suburb	Preston
Period - From	01/10/2023	to	31/12/2023	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/1 Bailey Av PRESTON 3072	\$700,000	21/11/2023
2	1/500 Plenty Rd PRESTON 3072	\$700,000	01/11/2023
3	4/49 Storey Rd RESERVOIR 3073	\$695,000	02/03/2024

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:

21/03/2024 11:15









Property Type: Agent Comments Indicative Selling Price \$699,000 Median Unit Price December quarter 2023: \$527,500

Comparable Properties

6/1 Bailey Av PRESTON 3072 (VG)



Price: \$700,000 Method: Sale Date: 21/11/2023 Property Type: Townhouse (Conjoined) Agent Comments



1/500 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments



Price: \$700,000 Method: Private Sale Date: 01/11/2023 Property Type: Townhouse (Res)

4/49 Storey Rd RESERVOIR 3073 (REI)



Agent Comments

Price: \$695,000 Method: Auction Sale Date: 02/03/2024 Property Type: Townhouse (Res)

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



property data com.au

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