

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	13/297 Plenty Road, Preston Vic 3072
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$4	440,000	&	\$470,000
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#### Median sale price

Median price	\$580,000	Hou	ISE	Unit	Х	Suburb	Preston
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

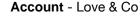
#### Comparable property sales (\*Delete A or B below as applicable)

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	Address of comparable property		Date of sale
1	6/2 Arthur St PRESTON 3072	\$470,000	17/02/2018
2	19/122 High St PRESTON 3072	\$450,000	04/04/2018
3	301/154 High St PRESTON 3072	\$432,000	10/03/2018

# 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.







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Rooms:

**Property Type:** Apartment Agent Comments

Indicative Selling Price \$440,000 - \$470,000 Median Unit Price Year ending March 2018: \$580,000

# Comparable Properties



6/2 Arthur St PRESTON 3072 (REI)

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**—** 1

**6** 

Price: \$470,000 Method: Auction Sale Date: 17/02/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 



19/122 High St PRESTON 3072 (REI)

**—** 2

**5**3 1

**Price:** \$450,000 **Method:** Private Sale **Date:** 04/04/2018

Rooms: 3

Property Type: Apartment

**Agent Comments** 



301/154 High St PRESTON 3072 (REI)

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Price: \$432,000 Method: Auction Sale Date: 10/03/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - Love & Co





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