

## 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

13/297 Plenty Road, Preston Vic 3072

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000

&

\$470,000

#### Median sale price

Median price \$580,000

House

Unit

X

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.

	Address of comparable property	Price	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.



2   
 2   
 1

**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)**

**Agent Comments**

2   
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**Price:** \$470,000  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** -  
**Property Type:** Apartment



**19/122 High St PRESTON 3072 (REI)**

**Agent Comments**

2   
 2   
 1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 04/04/2018  
**Rooms:** 3  
**Property Type:** Apartment



**301/154 High St PRESTON 3072 (REI)**

**Agent Comments**

2   
 2   
 1

**Price:** \$432,000  
**Method:** Auction Sale  
**Date:** 10/03/2018  
**Rooms:** -  
**Property Type:** Apartment