hockingstuart

Andrew Montalto 9471 1100 0419358775

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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

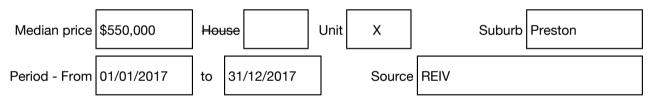
203/100 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between \$360,000	&	\$390,000
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Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	2.16/100 Plenty Rd PRESTON 3072	\$399,000	09/12/2017
2	229/100 Plenty Rd PRESTON 3072	\$370,000	05/01/2018
3	220/100 Plenty Rd PRESTON 3072	\$355,000	15/11/2017

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

203/100 Plenty Road, Preston Vic 3072

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Rooms: Property Type: Strata Unit/Flat Agent Comments

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Indicative Selling Price \$360,000 - \$390,000 **Median Unit Price** Year ending December 2017: \$550,000

Comparable Properties





Price: \$355,000 Method: Private Sale Date: 15/11/2017 Rooms: -Property Type: Apartment

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