

408/100 Plenty Road, Preston Vic 3072



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$405,000

Median House Price

Year ending September 2023:

\$622,500

Comparable Properties



117/100 Plenty Road, Preston 3072 (VG)

2 Bed 1 Bath 1 Car

Price: \$385,000

Method: Sale

Date: 14/08/2023

Property Type: Strata Flat - Single OYO Flat

Agent Comments: Two bedroom ground floor apartment in the same complex. Inferior size and floorplan.



321/100 Plenty Road, Preston 3072 (VG)

2 Bed 1 Bath 1 Car

Price: \$385,000

Method: Sale

Date: 14/07/2023

Property Type: Strata Flat - Single OYO Flat

Agent Comments: Two bedroom apartment in the same complex. Inferior size and floorplan.



201/14-18 Gilbert Road, Preston 3072 (REI)

2 Bed 1 Bath 1 Car

Price: \$380,000

Method: Private Sale

Date: 13/11/2023

Property Type: Apartment

Agent Comments: Two bedroom apartment nearby. Inferior size and floorplan.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

408/100 Plenty Road, Preston Vic 3072

Indicative selling price

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

Single price

\$405,000

Median sale price

Median price

\$622,500

Unit

x

Suburb

Preston

Period - From

01/10/2022

to

30/09/2023

Source

REIV

Comparable property sales

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
117/100 Plenty Road, PRESTON 3072	\$385,000	14/08/2023
321/100 Plenty Road, PRESTON 3072	\$385,000	14/07/2023
201/14-18 Gilbert Road, PRESTON 3072	\$380,000	13/11/2023

This Statement of Information was prepared on:

11/12/2023 09:15