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	2/500 Plenty Road, Preston Vic 3072

Indicative selling price

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

Single price $679,500

Median sale price

Median price $727,500 Property Type Townhouse Suburb Preston

Period - From 24/03/2024 to 23/03/2025 Source Property Data

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	9/1 Lunette Av PRESTON 3072	$695,000	20/11/2024
2			
3			

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: 24/03/2025 12:22

2/500 Plenty Road, Preston Vic 3072

BARRYPLANT

Property Type:
Agent Comments

Indicative Selling Price
$679,500
Median Townhouse Price
24/03/2024 - 23/03/2025: $727,500

Comparable Properties

9/1 Lunette Av PRESTON 3072 (REI/VG)

2 1 1

Price: $695,000
Method: Private Sale
Date: 20/11/2024
Property Type: Townhouse (Res)

Agent Comments

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.

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

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