

## 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

216/100 PLENTY ROAD PRESTON VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

402/100 PLENTY ROAD PRESTON VIC 3072	\$380,000	14-Feb-24
408/100 PLENTY ROAD PRESTON VIC 3072	\$405,000	21-Dec-23
201/18 GILBERT ROAD PRESTON VIC 3072	\$380,000	28-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 17 April 2024



**402/100 PLENTY ROAD PRESTON  
VIC 3072**

Sold Price

<sup>RS</sup> **\$380,000**

Sold Date

**14-Feb-24**

2

1

1

Distance

**0km**



**408/100 PLENTY ROAD PRESTON  
VIC 3072**

Sold Price

**\$405,000**

Sold Date

**21-Dec-23**

2

1

1

Distance

**0km**



**201/18 GILBERT ROAD PRESTON  
VIC 3072**

Sold Price

**\$380,000**

Sold Date

**28-Oct-23**

2

1

1

Distance

**1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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