

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

805/35 Plenty Road, Preston Vic 3072

Indicative selling price

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

Single price \$589,000

Median sale price

Median price \$624,000

Property Type Unit

Suburb Preston

Period - From 01/01/2024

to 31/03/2024

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	101/690 High St THORNBURY 3071	\$605,000	12/02/2024
2	3/189 Bell St PRESTON 3072	\$600,000	01/04/2024
3	113/183 High St PRESTON 3072	\$600,000	02/03/2024

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:

03/06/2024 18:44



Property Type: Apartment

Agent Comments

Comparable Properties



101/690 High St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 12/02/2024

Property Type: Apartment



3/189 Bell St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 01/04/2024

Property Type: Unit

Land Size: 86 sqm approx



113/183 High St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Apartment