Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 805/35 Plenty Road, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$589,000							
Median sale p	rice							
Median price	\$624.000	Property Type Init	Suburb	Preston				

median price	Ψ02 <i>-</i> +,000				Cuburb	Tresteri
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.

Add	dress 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

John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$589,000 Median Unit Price March quarter 2024: \$624,000

Comparable Properties



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



Price: \$605,000 Method: Private Sale Date: 12/02/2024 Property Type: Apartment

Agent Comments

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)

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



Agent Comments

Price: \$600,000 Method: Auction Sale Date: 02/03/2024 Property Type: Apartment

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





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