

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

705/35 Plenty Road, Preston Vic 3072

Indicative selling price

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

Single price \$600,000

Median sale price

Median price \$1,175,845

Property Type House

Suburb Preston

Period - From 07/03/2024

to 06/03/2025

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	203/43-65 High St PRESTON 3072	\$610,000	05/12/2024
2	2/293 High St PRESTON 3072	\$595,000	11/11/2024
3	212/80 High St PRESTON 3072	\$605,000	04/10/2024

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:

07/03/2025 10:42



Rooms: 4
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$600,000

Median House Price
 07/03/2024 - 06/03/2025: \$1,175,845

Comparable Properties



203/43-65 High St PRESTON 3072 (REI)

Agent Comments



Price: \$610,000
Method: Sold Before Auction
Date: 05/12/2024
Property Type: Apartment



2/293 High St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$595,000
Method: Sold Before Auction
Date: 11/11/2024
Property Type: Unit

212/80 High St PRESTON 3072 (VG)

Agent Comments



Price: \$605,000
Method: Sale
Date: 04/10/2024
Property Type: Strata Flat - Single OYO Flat

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



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