

## 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

202/35 PLENTY ROAD PRESTON VIC 3072

### Indicative selling price

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

Single Price

\$575,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 Mar 2021

to

28 Feb 2022

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

401/35 PLENTY ROAD PRESTON VIC 3072	\$560,000	16-May-21
6/76-78 PLENTY ROAD PRESTON VIC 3072	\$593,000	04-May-21
901/35 PLENTY ROAD PRESTON VIC 3072	\$575,000	06-Oct-21

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: 31 March 2022



### 401/35 PLENTY ROAD PRESTON VIC 3072

Sold Price

**\$560,000**

Sold Date

**16-May-21**
 2

 1

 1

Distance

-



### 6/76-78 PLENTY ROAD PRESTON VIC 3072

Sold Price

**\$593,000**

Sold Date

**04-May-21**
 2

 1

 1

Distance

**0.09km**


### 901/35 PLENTY ROAD PRESTON VIC 3072

Sold Price

**\$575,000**

Sold Date

**06-Oct-21**
 2

 1

 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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