

## 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

296 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

or range  
between

\$395,000

&

\$650,000

### 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

4/10 Osborne Grove Preston VIC 3072	\$709,000	10-May-21
10/297 Plenty Road Preston VIC 3072	\$420,000	09-Feb-22
5/258 Gower Street Preston VIC 3072	\$631,000	12-Dec-20

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: 04 March 2022



**4/10 Osborne Grove Preston VIC 3072**

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Sold Price

**\$709,000**

Sold Date

**10-May-21**

Distance

**0.37km**



**10/297 Plenty Road Preston VIC 3072**

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Sold Price

<sup>RS</sup> **\$420,000**

Sold Date

**09-Feb-22**

Distance

**0.13km**



**5/258 Gower Street Preston VIC 3072**

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Sold Price

**\$631,000**

Sold Date

**12-Dec-20**

Distance

**0.37km**



**26C David Street Preston VIC 3072**

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Sold Price

**\$915,000**

Sold Date

**15-May-21**

Distance

**0.26km**



**1E South Street Preston VIC 3072**

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Sold Price

**\$741,500**

Sold Date

**31-May-21**

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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