

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 4/444 Plenty Road, Preston VIC 3072

Indicative selling price

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

Single price \$570,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$467,702

*House

*Unit X

Suburb Preston

Period - From May 2017

to April 2018

Source Core Logic

Comparable property sales

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
1/342-344 Plenty Road, Preston VIC 3072	\$545,000	19 May 2018
2/189 Bell Street, Preston VIC 3072	\$580,000	24 Feb 2018
13/87 Hotham Street, Preston VIC 3072	\$580,000	4 Dec 2017