

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

414/35 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

or range
between

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2023

to

30 Sep 2024

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

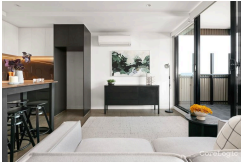
Date of sale

401/191 HIGH STREET PRESTON VIC 3072	\$600,000	20-Aug-24
402/191 HIGH STREET PRESTON VIC 3072	\$601,000	27-Sep-24
401/681 HIGH STREET THORNBURY VIC 3071	\$571,000	12-Jul-24

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: 30 October 2024



**401/191 HIGH STREET PRESTON
VIC 3072**

 2  2  1

Sold Price

^{RS} **\$600,000**

Sold Date **20-Aug-24**

Distance **0.44km**



**402/191 HIGH STREET PRESTON
VIC 3072**

 2  2  1

Sold Price

^{RS} **\$601,000**

Sold Date **27-Sep-24**

Distance **0.44km**



**401/681 HIGH STREET THORNBURY
VIC 3071**

 2  1  1

Sold Price

\$571,000

Sold Date **12-Jul-24**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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