

## 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

\$385,000

&

\$815,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Preston

Period-from

01 Jul 2020

to

30 Jun 2021

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

1E South Street Preston VIC 3072	\$741,500	31-May-21
26C David Street Preston VIC 3072	\$915,000	15-May-21
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: 12 July 2021

**1E South Street Preston VIC 3072**

Sold Price

RS

**\$741,500**

Sold Date

**31-May-21**

2

1

1

Distance

**0.12km****26C David Street Preston VIC 3072**

Sold Price

RS

**\$915,000**

Sold Date

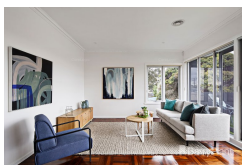
**15-May-21**

4

2

2

Distance

**0.24km****5/258 Gower Street Preston VIC 3072**

Sold Price

**\$631,000**

Sold Date

**12-Dec-20**

2

1

1

Distance

**0.36km****4/10 Osborne Grove Preston VIC 3072**

Sold Price

RS

**\$709,000**

UN

Sold Date

**11-May-21**

-

1

1

Distance

**0.39km****1D Harold Street Preston VIC 3072**

Sold Price

**\$700,000**

Sold Date

**14-Jan-21**

2

1

1

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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