

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

402/100 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

\$370,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Preston

Period-from

01 Jan 2023

to

31 Dec 2023

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

18/122 HIGH STREET PRESTON VIC 3072	\$380,000	24-Aug-23
502/3-15 HIGH STREET PRESTON VIC 3072	\$379,000	18-Dec-23
7/450 BELL STREET PRESTON VIC 3072	\$372,300	17-Aug-23

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: 18 January 2024


18/122 HIGH STREET PRESTON VIC 3072

Sold Price

\$380,000

 Sold Date **24-Aug-23**
 1
  1
  1

 Distance **0.27km**

502/3-15 HIGH STREET PRESTON VIC 3072

Sold Price

^{RS} **\$379,000**

 Sold Date **18-Dec-23**
 1
  1
  -

 Distance **0.32km**

7/450 BELL STREET PRESTON VIC 3072

Sold Price

\$372,300

 Sold Date **17-Aug-23**
 1
  1
  1

 Distance **0.94km**
RS = Recent sale

UN = Undisclosed Sale

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