

## 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

1001/35 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$621,700

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2020

to

30 Sep 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

106/636 High Street Thornbury VIC 3071	\$860,000	06-Feb-21
201/636 High Street Thornbury VIC 3071	\$880,000	16-Feb-21

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: 20 October 2021



**106/636 High Street Thornbury VIC 3071**

Sold Price

**\$860,000**

Sold Date **06-Feb-21**

 3  2  2

Distance **1.12km**



**201/636 High Street Thornbury VIC 3071**

Sold Price

**\$880,000**

Sold Date **16-Feb-21**

 3  2  2

Distance **1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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