

## 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

114/2 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

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 Aug 2021

to

31 Jul 2022

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

110/43-53 HIGH STREET PRESTON VIC 3072	\$325,000	26-Jul-22
704/9 HIGH STREET PRESTON VIC 3072	\$360,500	20-Jun-22
5/66 DUNDAS STREET THORNBURY VIC 3071	\$341,999	15-Jun-22

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.~~

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**110/43-53 HIGH STREET PRESTON VIC 3072**

Sold Price

RS

**\$325,000**

Sold Date

**26-Jul-22**

1



1



1

Distance

**0.16km****704/9 HIGH STREET PRESTON VIC 3072**

Sold Price

**\$360,500**

Sold Date

**20-Jun-22**

1



1



1

Distance

**0.1km****5/66 DUNDAS STREET THORBURY VIC 3071**

Sold Price

**\$341,999**

Sold Date

**15-Jun-22**

1



1



1

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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