

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

6/76-78 Plenty Road, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$570,000

Median sale price

Median price \$612,500 Property Type Unit Suburb Preston

Period - From 04/05/2020 to 03/05/2021 Source REIV

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 six 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
1	12/293-297 Plenty Rd PRESTON 3072	\$565,000	01/04/2021
2	8/623a Plenty Rd PRESTON 3072	\$550,000	30/01/2021
3	602/35 Plenty Rd PRESTON 3072	\$530,000	05/03/2021

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 six months.~~

This Statement of Information was prepared on:

04/05/2021 11:39



Property Type: Retail - Mixed Use
(Office)

Agent Comments

Comparable Properties



12/293-297 Plenty Rd PRESTON 3072 (REI)

Agent Comments



Price: \$565,000

Method: Sold Before Auction

Date: 01/04/2021

Property Type: Apartment

8/623a Plenty Rd PRESTON 3072 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 30/01/2021

Property Type: House (Res)

Land Size: 695 sqm approx



602/35 Plenty Rd PRESTON 3072 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 05/03/2021

Property Type: Apartment