

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

117/100 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

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Unit

Suburb

Preston

Period-from

01 Jul 2022

to

30 Jun 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

134/100 PLENTY ROAD PRESTON VIC 3072	\$410,000	18-Oct-22
307/100 PLENTY ROAD PRESTON VIC 3072	\$420,000	24-Apr-23
303/54 HIGH STREET PRESTON VIC 3072	\$415,000	18-Mar-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: 05 July 2023



**134/100 PLENTY ROAD PRESTON
VIC 3072**

Sold Price

\$410,000

Sold Date

18-Oct-22

2

1

1

Distance

0km



**307/100 PLENTY ROAD PRESTON
VIC 3072**

Sold Price

\$420,000

Sold Date

24-Apr-23

2

1

1

Distance

0km



**303/54 HIGH STREET PRESTON
VIC 3072**

Sold Price

\$415,000

Sold Date

18-Mar-23

2

1

1

Distance

0.13km



**408/49 PLENTY ROAD PRESTON
VIC 3072**

Sold Price

\$407,000

Sold Date

05-Jul-22

2

1

1

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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