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

405/2 Plenty Road, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$390,000		&		\$420,000			
Median sale p	rice							
Median price	\$600,500	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/07/2024	to	30/09/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	403/2 Plenty Rd PRESTON 3072	\$395,000	22/05/2024
2	504/100 Plenty Rd PRESTON 3072	\$390,000	08/05/2024
3			

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:

28/10/2024 12:45









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$390,000 - \$420,000 Median Unit Price September quarter 2024: \$600,500

Comparable Properties



403/2 Plenty Rd PRESTON 3072 (REI/VG)



Price: \$395,000 Method: Private Sale Date: 22/05/2024 Property Type: Apartment Agent Comments



504/100 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments



Price: \$390,000 Method: Private Sale Date: 08/05/2024 Property Type: Apartment

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.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



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