

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

8/588-594 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

\$675,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2020

to

31 Mar 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

4/588 Plenty Road Preston VIC 3072	\$680,000	18-Nov-20
6/588 Plenty Road Preston VIC 3072	\$780,000	17-Oct-20
608/183 High Street Preston VIC 3072	\$705,000	06-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.~~

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Tony Elezovic
P 0402999500
M 0402999500
E tony.elezovic@brunswick.rh.com.au



4/588 Plenty Road Preston VIC 3072

2 2 1

Sold Price **\$680,000** Sold Date **18-Nov-20**

Distance **0.01km**



6/588 Plenty Road Preston VIC 3072

2 2 1

Sold Price **\$780,000** Sold Date **17-Oct-20**

Distance **0.02km**



608/183 High Street Preston VIC 3072

2 2 1

Sold Price **\$705,000** Sold Date **06-Feb-21**

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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