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

516/2 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	\$340,000		&		\$360,000			
Median sale p	rice							
Median price	\$636,000	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/10/2020	to	31/12/2020		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	403/1 High St PRESTON 3072	\$375,000	24/11/2020
2	503/1 High St PRESTON 3072	\$370,000	01/12/2020
3	105/1 High St PRESTON 3072	\$350,000	06/02/2021

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:

02/03/2021 09:16









Property Type: Apartment Agent Comments

Indicative Selling Price \$340,000 - \$360,000 **Median Unit Price** December quarter 2020: \$636,000

Comparable Properties



403/1 High St PRESTON 3072 (VG)



Price: \$375,000 Method: Sale Date: 24/11/2020 Property Type: Strata Flat - Single OYO Flat



503/1 High St PRESTON 3072 (REI/VG)

Agent Comments

Agent Comments





Price: \$370,000 Method: Sold Before Auction Date: 01/12/2020 Property Type: Apartment

105/1 High St PRESTON 3072 (REI)



Agent Comments



Price: \$350,000 Method: Private Sale Date: 06/02/2021 Property Type: Apartment

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.