

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 consumer.vic.gov.au/underquoting

Range between \$340,000

&

\$360,000

Median sale price

Median price \$636,000

Property Type Unit

Suburb Preston

Period - From 01/10/2020

to 31/12/2020

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	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



 1  1  1

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)

Agent Comments

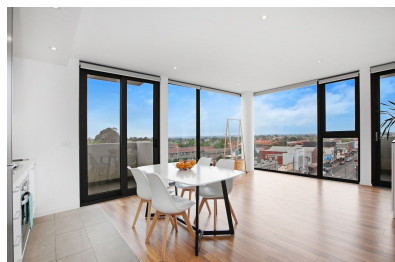
 1  -  -

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

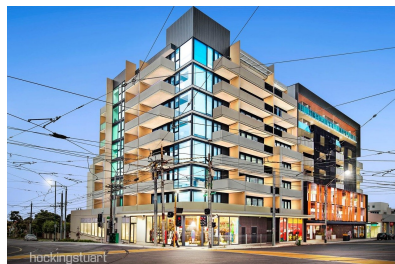
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Price: \$370,000

Method: Sold Before Auction

Date: 01/12/2020

Property Type: Apartment



105/1 High St PRESTON 3072 (REI)

Agent Comments

 1  1  1

Price: \$350,000

Method: Private Sale

Date: 06/02/2021

Property Type: Apartment