

## 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

417/2 PLENTY ROAD PRESTON VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2022

to

31 Mar 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

32/122 HIGH STREET PRESTON VIC 3072	\$481,000	02-Mar-23
27/122 HIGH STREET PRESTON VIC 3072	\$457,000	16-Jan-23
13/388 MURRAY ROAD PRESTON VIC 3072	\$470,000	21-Dec-22

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: 11 April 2023



**32/122 HIGH STREET PRESTON VIC 3072** Sold Price <sup>RS</sup> **\$481,000** Sold Date **02-Mar-23**

2 2 1

Distance **0.49km**



**27/122 HIGH STREET PRESTON VIC 3072** Sold Price <sup>RS</sup> **\$457,000** Sold Date **16-Jan-23**

2 2 1

Distance **0.49km**



**13/388 MURRAY ROAD PRESTON VIC 3072** Sold Price **\$470,000** Sold Date **21-Dec-22**

2 2 1

Distance **1.72km**

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

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