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 (*Delete single price or range as applicable)

Single Price		or rang betwee	5400000	&	\$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

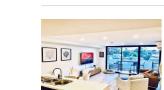
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 11 April 2023



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32/122 HIGH STREET PRESTON VIC Sold Price Rs \$481,000 Sold Date 02-Mar-23 3072 □ □ Distance 0.49km



27/122 HIGH ST 3072	TREET PRESTON VIC Sold Price	*\$\$457,000 Sold Date	16-Jan-23
_ <u>⊨</u> 2	ය 1	Distance	0.49km



13/388 MURRAY ROAD PRESTON VIC 3072			Y ROAD PRESTON	Sold Price	\$470,000	Sold Date	21-Dec-22
	昌 2	2 🚔	G ¹			Distance	1.72km

RS = Recent sale UN = Undisclosed Sale

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