

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

206/2 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

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Preston

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/31 MANSFIELD STREET THORBURY VIC 3071	\$825,000	21-Feb-24
104/23-25 CLAPHAM STREET THORBURY VIC 3071	\$670,000	01-Dec-23
2/10 OSBORNE GROVE PRESTON VIC 3072	\$742,000	17-Aug-24

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: 12 November 2024



**2/31 MANSFIELD STREET
THORNBURY VIC 3071**

 2  2  1

Sold Price **\$825,000** Sold Date **21-Feb-24**

Distance **0.51km**



**104/23-25 CLAPHAM STREET
THORNBURY VIC 3071**

 2  2  1

Sold Price **\$670,000** Sold Date **01-Dec-23**

Distance **0.56km**



**2/10 OSBORNE GROVE PRESTON
VIC 3072**

 2  1  1

Sold Price **\$742,000** Sold Date **17-Aug-24**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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