Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/500 Plenty Road, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000	&	\$710,000
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Median sale price

Median price	\$557,000	Pro	perty Type U	nit		Suburb	Preston
Period - From	01/10/2024	to	31/12/2024	Sc	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	9/1 Lunette Av PRESTON 3072	\$695,000	20/11/2024
2	4/492 Plenty Rd PRESTON 3072	\$660,000	12/08/2024
3	3/492 Plenty Rd PRESTON 3072	\$690,000	29/07/2024

OR

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

This Statement of Information was prepared on:	20/01/2025 09:55









Property Type:Agent Comments

Indicative Selling Price \$650,000 - \$710,000 Median Unit Price December quarter 2024: \$557,000

Comparable Properties



9/1 Lunette Av PRESTON 3072 (REI/VG)

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2

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1

a 1

Price: \$695,000 Method: Private Sale Date: 20/11/2024

Property Type: Townhouse (Res)

Agent Comments



4/492 Plenty Rd PRESTON 3072 (VG)

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2



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Agent Comments

Price: \$660,000 Method: Sale Date: 12/08/2024

Property Type: Townhouse (Conjoined)

3/492 Plenty Rd PRESTON 3072 (REI/VG)

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2

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1

Price: \$690,000 Method: Private Sale Date: 29/07/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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