

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 809/35 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$661,500 Property Type Unit Suburb Preston

Period - From 01/04/2024 to 30/06/2024 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	401/191 High St PRESTON 3072	\$600,000	20/08/2024
2	111/80 High St PRESTON 3072	\$595,000	14/06/2024
3	805/35 Plenty Rd PRESTON 3072	\$580,000	05/06/2024

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: 07/10/2024 08:56



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



401/191 High St PRESTON 3072 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 20/08/2024

Property Type: Apartment

111/80 High St PRESTON 3072 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 14/06/2024

Property Type: Strata Unit/Flat



805/35 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 05/06/2024

Property Type: Apartment