

# STATEMENT OF INFORMATION

609/49 PLENTY ROAD, PRESTON, VIC 3072

PREPARED BY INSPIRE AGENTS, PO BOX 606 DROMANA VIC 3936



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



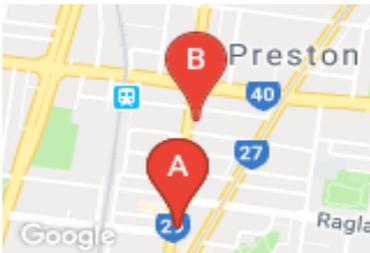
**609/49 PLENTY ROAD, PRESTON, VIC 3072** 2 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$390,000 to \$420,000**

## MEDIAN SALE PRICE



**PRESTON, VIC, 3072**

Suburb Median Sale Price (Unit)

**\$416,250**

01 January 2018 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**204/49 PLENTY RD, PRESTON, VIC 3072**

2 1 1

Sale Price

**\$400,000**

Sale Date: 17/01/2018

Distance from Property: 0m



**105/154 HIGH ST, PRESTON, VIC 3072**

2 1 1

Sale Price

**\$420,000**

Sale Date: 23/02/2018

Distance from Property: 390m



**202/49 PLENTY RD, PRESTON, VIC 3072**

2 1 -

Sale Price

**\$400,000**

Sale Date: 02/05/2018

Distance from Property: 0m

This report has been compiled on 30/06/2018 by Inspire Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

609/49 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)

Price Range: \$390,000 to \$420,000

### Median sale price

Median price \$416,250

House

Unit

X

Suburb

PRESTON

Period 01 January 2018 to 31 March 2018

Source



### Comparable property sales

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
204/49 PLENTY RD, PRESTON, VIC 3072	\$400,000	17/01/2018
105/154 HIGH ST, PRESTON, VIC 3072	\$420,000	23/02/2018
202/49 PLENTY RD, PRESTON, VIC 3072	\$400,000	02/05/2018