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

109/35 Plenty Road, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$380,000		&		\$390,000				
Median sale price									
Median price	\$600,500	Pro	operty Type	Unit			Suburb	Preston	
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	412/35 Plenty Rd PRESTON 3072	\$371,000	28/10/2024
2	108/105 Dundas St PRESTON 3072	\$385,000	21/09/2024
3	513/35 Plenty Rd PRESTON 3072	\$385,000	17/08/2024

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:

14/11/2024 11:27









Property Type: Agent Comments Indicative Selling Price \$380,000 - \$390,000 Median Unit Price September quarter 2024: \$600,500

Comparable Properties

412/35 Plenty Rd PRESTON 3072 (REI) 1 1 1 1 1 1 Price: \$371,000 Method: Private Sale Date: 28/10/2024 Property Type: Apartment	Agent Comments
108/105 Dundas St PRESTON 3072 (REI/VG) 1 1 1 1 1 1 1 Price: \$385,000 Method: Auction Sale Date: 21/09/2024 Property Type: Apartment	Agent Comments
513/35 Plenty Rd PRESTON 3072 (REI) 1 1 1 1 1 1 Price: \$385,000 Method: Auction Sale Date: 17/08/2024 Property Type: Apartment	Agent Comments

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