

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 between \$380,000 & \$390,000

Median sale price

Median price \$600,500 Property Type Unit Suburb Preston

Period - From 01/07/2024 to 30/09/2024 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	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)

Agent Comments



Price: \$371,000
Method: Private Sale
Date: 28/10/2024
Property Type: Apartment



108/105 Dundas St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$385,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Apartment



513/35 Plenty Rd PRESTON 3072 (REI)

Agent Comments



Price: \$385,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Apartment

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655