

## 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

202/49 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

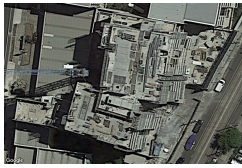
Date of sale

107/35 Plenty Road Preston VIC 3072	\$450,000	27-Apr-20
307/204 High Street Preston VIC 3072	\$445,000	16-Oct-20
113/450 Bell Street Preston VIC 3072	\$460,000	13-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 22 October 2020



**107/35 Plenty Road Preston VIC 3072**

2 1 -

Sold Price **\$450,000** Sold Date **27-Apr-20**

Distance **0.04km**

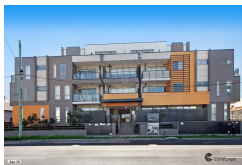


**307/204 High Street Preston VIC 3072**

2 2 1

Sold Price <sup>RS</sup> **\$445,000** Sold Date **16-Oct-20**

Distance **0.58km**



**113/450 Bell Street Preston VIC 3072**

2 2 1

Sold Price <sup>RS</sup> **\$460,000** Sold Date **13-Oct-20**

Distance **0.86km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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