

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

409/2 PLENTY ROAD PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Preston

Period-from

01 May 2023

to

30 Apr 2024

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

| | | |
|------------------------------------|-----------|-----------|
| 617/2 PLENTY ROAD PRESTON VIC 3072 | \$350,000 | 03-Nov-23 |
| 609/2 PLENTY ROAD PRESTON VIC 3072 | \$325,000 | 29-Apr-24 |
| | | |

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 May 2024



617/2 PLENTY ROAD PRESTON VIC 3072 Sold Price **\$350,000** Sold Date **03-Nov-23**

1 1 1

Distance **0km**



609/2 PLENTY ROAD PRESTON VIC 3072 Sold Price ^{RS} **\$325,000** Sold Date **29-Apr-24**

1 1 1

Distance **0km**

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

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