

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

412/2 Plenty Road, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$500,000

Median sale price*

Median price

\$610,000

Property Type

Unit

Suburb

Preston

Period - From

02/11/2021

to

31/03/2022

Source

RPDATA

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	802/35 Plenty Rd PRESTON 3072	\$550,000	13/12/2021
2	6.15/2 Plenty Rd PRESTON 3072	\$550,000	16/01/2022
3	307/388 Murray Rd PRESTON 3072	\$500,000	16/03/2022

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:

31/03/2022 10:39

412/2 Plenty Road, Preston Vic 3072



Michael Tomadakis
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Property Type: Land
Agent Comments

Indicative Selling Price
\$500,000

Median Unit Price *
02/11/2021 - 31/03/2022: \$610,000
* Agent calculated median

Comparable Properties

802/35 Plenty Rd PRESTON 3072 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 13/12/2021
Property Type: Strata Flat - Single OYO Flat



6.15/2 Plenty Rd PRESTON 3072 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 16/01/2022
Property Type: Apartment

307/388 Murray Rd PRESTON 3072 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 16/03/2022
Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788



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