

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

5/297 Plenty Road, Preston Vic 3072

Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$636,000

Property Type

Unit

Suburb

Preston

Period - From

01/10/2020

to

31/12/2020

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	113/450 Bell St PRESTON 3072	\$460,000	13/10/2020
2	6/2 Dundas St THORNBURY 3071	\$437,500	12/12/2020
3	202/100 Plenty Rd PRESTON 3072	\$405,000	17/12/2020

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:

18/03/2021 10:12



 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$435,000

Median Unit Price

December quarter 2020: \$636,000

Comparable Properties

113/450 Bell St PRESTON 3072 (REI)

Agent Comments

 2  2  1

Price: \$460,000

Method: Private Sale

Date: 13/10/2020

Rooms: 4

Property Type: Apartment



6/2 Dundas St THORBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$437,500

Method: Auction Sale

Date: 12/12/2020

Property Type: Apartment



202/100 Plenty Rd PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$405,000

Method: Sold Before Auction

Date: 17/12/2020

Property Type: Apartment