## 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

2/500 Plenty Road, Preston Vic 3072

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$650,000		&		\$695,000			
Median sale price								
Median price	\$557,000	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	9/1 Lunette Av PRESTON 3072	\$695,000	20/11/2024
2	4/492 Plenty Rd PRESTON 3072	\$660,000	12/08/2024
3	3/492 Plenty Rd PRESTON 3072	\$690,000	29/07/2024

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:

29/01/2025 20:59









**Property Type:** Agent Comments Indicative Selling Price \$650,000 - \$695,000 Median Unit Price December quarter 2024: \$557,000

# **Comparable Properties**

9/1 Lunette Av PRESTON 3072 (REI/VG) 2 1 1 Price: \$695,000 Method: Private Sale Date: 20/11/2024 Property Type: Townhouse (Res)	Agent Comments
4/492 Plenty Rd PRESTON 3072 (VG) 2 Price: \$660,000 Method: Sale Date: 12/08/2024 Property Type: Townhouse (Conjoined)	Agent Comments
3/492 Plenty Rd PRESTON 3072 (REI/VG) 2 2 2 1 Price: \$690,000 Method: Private Sale Date: 29/07/2024 Property Type: Townhouse (Res)	Agent Comments

#### Account - Barry Plant | P: 03 94605066 | F: 03 94605100



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