



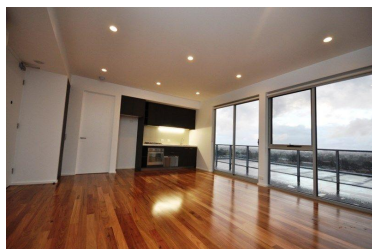
# STATEMENT OF INFORMATION

604/2 PLENTY ROAD, PRESTON, VIC 3072

PREPARED BY MICHAEL BRIGGS, IAN REID VENDOR ADVOCATES

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**604/2 PLENTY ROAD, PRESTON, VIC 3072**  2  2  1

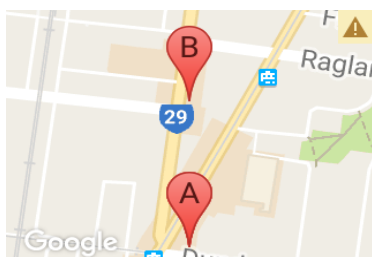
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$440,000 to \$480,000**

Provided by: Michael Briggs, Ian Reid Vendor Advocates

## SUBURB MEDIAN



**PRESTON, VIC, 3072**

Suburb Median Sale Price (Unit)

**\$430,000**

01 April 2016 to 31 March 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**507/2 PLENTY RD, PRESTON, VIC 3072**

 2  2  1

### Sale Price

**\*\$455,000**

Sale Date: 19/05/2017

Distance from Property: 0m



**502/49 PLENTY RD, PRESTON, VIC 3072**

 2  1  1

### Sale Price

**\*\$413,000**

Sale Date: 01/05/2017

Distance from Property: 263m



**317/2 PLENTY RD, PRESTON, VIC 3072**

 2  2  1

### Sale Price

**\*\$415,000**

Sale Date: 01/04/2017

Distance from Property: 0m



This report has been compiled on 09/06/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

604/2 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)

Single Price / Range

\$440,000 to \$480,000

Median sale price

Median price

\$430,000

House

Unit

X


Suburb

PRESTON

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
507/2 PLENTY RD, PRESTON, VIC 3072	*\$455,000	19/05/2017
502/49 PLENTY RD, PRESTON, VIC 3072	*\$413,000	01/05/2017
317/2 PLENTY RD, PRESTON, VIC 3072	*\$415,000	01/04/2017