

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

415/2 Plenty Road, Preston Vic 3072

Indicative selling price

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

Single price \$320,000

Median sale price

Median price \$527,500

Property Type Unit

Suburb Preston

Period - From 01/10/2023

to 31/12/2023

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	617/2 Plenty Rd PRESTON 3072	\$350,000	03/11/2023
2	606/50-56 High St PRESTON 3072	\$347,000	31/08/2023
3	106/204 High St PRESTON 3072	\$325,000	12/11/2023

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:

03/02/2024 10:38



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000

Median Unit Price

December quarter 2023: \$527,500

Comparable Properties



617/2 Plenty Rd PRESTON 3072 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 03/11/2023

Property Type: Unit



606/50-56 High St PRESTON 3072 (REI)

Agent Comments



Price: \$347,000

Method: Private Sale

Date: 31/08/2023

Rooms: 1

Property Type: Apartment



106/204 High St PRESTON 3072 (REI)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 12/11/2023

Property Type: Apartment

Land Size: 8 sqm approx

Account - Love & Co