### 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	con	sumer.vic.go	v.au	/underquo	ting		
Single price	e \$320,000							
Median sale p	rice							
Median price	\$527,500	Pro	operty Type	Unit		]	Suburb	Preston
Period - From	01/10/2023	to	31/12/2023		So	ource	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	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



# LOVE & CO





**Property Type:** Apartment Agent Comments

Eric Brown 9480 2288 0474 870 856 eric.b@lovere.com.au

Indicative Selling Price \$320,000 Median Unit Price December quarter 2023: \$527,500

## **Comparable Properties**



617/2 Plenty Rd PRESTON 3072 (REI)



Price: \$350,000 Method: Private Date: 03/11/202

Method: Private Sale Date: 03/11/2023 Property Type: Unit

Agent Comments

Agent Comments



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



Price: \$347,000 Method: Private Sale Date: 31/08/2023 Rooms: 1 Property Type: Apartment

106/204 High St PRESTON 3072 (REI)



Agent Comments



Account - Love & Co



propertydata

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