

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	510/2 Plenty Road, Preston, VIC 3072
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Indicative selling price

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

Single Price	\$309,990
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Median sale price

Median price	\$575,000	Property Type	House	Suburb	Preston (3072)
Period - From	25/09/2023	to	25/09/2024	Source	realestate.com.au

Comparable property sales

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
509/2 PLENTY ROAD, PRESTON VIC 3072	\$320,000	17/08/2024
319/2 PLENTY ROAD, PRESTON VIC 3072	\$318,000	12/11/2024
802/5 BLANCH STREET, PRESTON VIC 3072	\$315,000	16/11/2024

This Statement of Information was prepared on: 13/01/2025