

## 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

104/425 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Preston

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

501/425 PLENTY ROAD PRESTON VIC 3072	\$595,000	28-Sep-23
410/183 HIGH STREET PRESTON VIC 3072	\$613,000	21-Sep-23
3/1 LUNETTE AVENUE PRESTON VIC 3072	\$647,000	18-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 21 February 2024



**501/425 PLENTY ROAD PRESTON  
VIC 3072**

2 2 1

Sold Price **\$595,000** Sold Date **28-Sep-23**

Distance **0km**



**410/183 HIGH STREET PRESTON  
VIC 3072**

2 1 1

Sold Price **\$613,000** Sold Date **21-Sep-23**

Distance **1.2km**



**3/1 LUNETTE AVENUE PRESTON  
VIC 3072**

2 1 1

Sold Price <sup>RS</sup> **\$647,000** Sold Date **18-Dec-23**

Distance **0.77km**

RS = Recent sale      UN = Undisclosed Sale

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