

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

206/49 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Preston

Period - From 01/04/2023 to 30/06/2023 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	102/533 High St PRESTON 3072	\$530,000	03/08/2023
2	1/44-46 Mary St PRESTON 3072	\$480,000	09/06/2023
3	208/7 Warrs Av PRESTON 3072	\$457,000	04/05/2023

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:

16/08/2023 10:59



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Property Type: Apartment

Agent Comments

Comparable Properties



102/533 High St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 03/08/2023

Property Type: Apartment



1/44-46 Mary St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 09/06/2023

Property Type: Unit

208/7 Warrs Av PRESTON 3072 (VG)

Agent Comments

2 - -

Price: \$457,000

Method: Sale

Date: 04/05/2023

Property Type: Strata Flat - Single OYO Flat