

## 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

3/588 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Preston

Period-from

01 Mar 2023

to

29 Feb 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

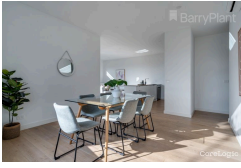
1/500 PLENTY ROAD PRESTON VIC 3072	\$700,000	24-Oct-23
2/31 MANSFIELD STREET THORBURY VIC 3071	\$825,000	21-Feb-24
5/54 CLARENDON STREET THORBURY VIC 3071	\$837,500	16-Sep-23

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.~~

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**1/500 PLENTY ROAD PRESTON  
VIC 3072**

2 2 1

Sold Price **\$700,000** Sold Date **24-Oct-23**

Distance **0.33km**



**2/31 MANSFIELD STREET  
THORNBURY VIC 3071**

2 2 1

Sold Price <sup>RS</sup> **\$825,000** Sold Date **21-Feb-24**

Distance **2.57km**



**5/54 CLARENDON STREET  
THORNBURY VIC 3071**

2 2 1

Sold Price **\$837,500** Sold Date **16-Sep-23**

Distance **2.97km**

RS = Recent sale      UN = Undisclosed Sale

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