

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

302/100 PLENTY ROAD PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Unit

Suburb

Preston

Period-from

01 Jun 2022

to

31 May 2023

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

307/100 PLENTY ROAD PRESTON VIC 3072	\$420,000	24-Apr-23
708/49 PLENTY ROAD PRESTON VIC 3072	\$420,000	21-May-23
303/54 HIGH STREET PRESTON VIC 3072	\$415,000	18-Mar-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: 22 June 2023


**307/100 PLENTY ROAD PRESTON
VIC 3072**
 2
  1
  1

Sold Price

\$420,000

Sold Date

24-Apr-23

Distance

0km

**708/49 PLENTY ROAD PRESTON
VIC 3072**
 2
  1
  1

Sold Price

^{RS} **\$420,000**

Sold Date

21-May-23

Distance

0.13km

**303/54 HIGH STREET PRESTON
VIC 3072**
 2
  1
  1

Sold Price

\$415,000

Sold Date

18-Mar-23

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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