

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

4/444 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$785,000

Property Type Townhouse

Suburb Preston

Period - From 31/10/2022

to 30/10/2023

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	4/226 Gower St PRESTON 3072	\$600,000	09/10/2023
2	5/2 Trudgeon Av RESERVOIR 3073	\$599,500	13/10/2023
3	2/42 Eisenhower St RESERVOIR 3073	\$595,000	09/10/2023

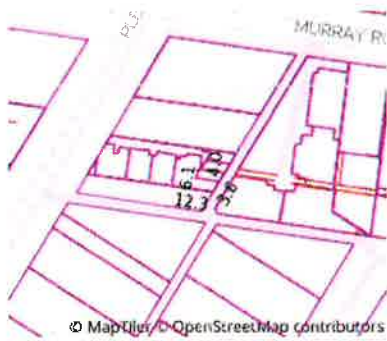
OR

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:

31/10/2023 09:20

4/444 Plenty Road, Preston Vic 3072



Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Townhouse Price
31/10/2022 - 30/10/2023: \$785,000

Comparable Properties



4/226 Gower St PRESTON 3072 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 09/10/2023
Property Type: Townhouse (Single)



5/2 Trudgeon Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$599,500
Method: Private Sale
Date: 13/10/2023
Property Type: Townhouse (Single)



2/42 Eisenhower St RESERVOIR 3073 (REI)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 09/10/2023
Property Type: Townhouse (Single)

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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