

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

409/2 Plenty Road, Preston Vic 3072

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$545,000

Property Type

Unit

Suburb

Preston

Period - From

06/10/2021

to

05/10/2022

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	704/9 High St PRESTON 3072	\$360,500	08/07/2022
2	5/66 Dundas St THORBURY 3071	\$342,000	11/06/2022
3	6/149 Dundas St PRESTON 3072	\$315,000	29/07/2022

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:

06/10/2022 10:20

Paul Spirli
(03) 9480 2288
0430404673
paul@lovere.com.au



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000
Median Unit Price
06/10/2021 - 05/10/2022: \$545,000

Comparable Properties



704/9 High St PRESTON 3072 (REI)

Agent Comments



Price: \$360,500
Method: Private Sale
Date: 08/07/2022
Property Type: Apartment



5/66 Dundas St THORNBURY 3071 (REI)

Agent Comments



Price: \$342,000
Method: Private Sale
Date: 11/06/2022
Property Type: Apartment



6/149 Dundas St PRESTON 3072 (REI)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 29/07/2022
Property Type: Apartment

Account - Love & Co