

# 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

413/35 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)

Range between \$340,000 & \$360,000

### Median sale price

Median price \$460,000 Property Type Unit Suburb Preston

Period - From 28/08/2022 to 27/08/2023 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.

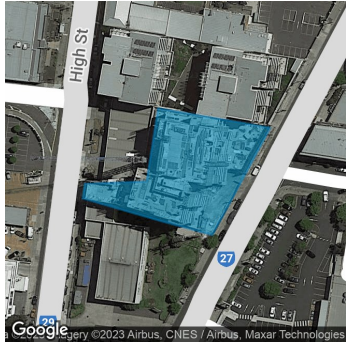
	Address of comparable property	Price	Date of sale
1	102/9 High St PRESTON 3072	\$360,000	05/08/2023
2	507/49 Plenty Rd PRESTON 3072	\$350,000	23/03/2023
3	55/104 St Georges Rd PRESTON 3072	\$345,000	01/08/2023

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:

28/08/2023 13:20



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$340,000 - \$360,000  
**Median Unit Price**  
28/08/2022 - 27/08/2023: \$460,000

## Comparable Properties

**102/9 High St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$360,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** Apartment



**507/49 Plenty Rd PRESTON 3072 (VG)**

Agent Comments



**Price:** \$350,000  
**Method:** Sale  
**Date:** 23/03/2023  
**Property Type:** Strata Flat - Single OYO Flat



**55/104 St Georges Rd PRESTON 3072 (REI)**

Agent Comments



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 01/08/2023  
**Property Type:** Apartment

**Account - Biggin & Scott Inner North** | P: 03 9386 1855 | F: 03 9489 5788