

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

514/2-10 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Preston

Period - From 30/07/2022 to 29/07/2023 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	305/7 Warrs Av PRESTON 3072	\$375,000	28/06/2023
2	108/450 Bell St PRESTON 3072	\$350,000	10/07/2023
3	206/481 High St NORTHCOTE 3070	\$315,000	06/07/2023

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:

30/07/2023 16:05

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

30/07/2022 - 29/07/2023: \$570,000



Property Type:

Agent Comments

Comparable Properties



305/7 Warrs Av PRESTON 3072 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 28/06/2023

Rooms: 2

Property Type: Apartment

108/450 Bell St PRESTON 3072 (REI)

Agent Comments



Price: \$350,000

Method: Sold Before Auction

Date: 10/07/2023

Property Type: Apartment



206/481 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 06/07/2023

Property Type: Apartment

Account - Ryan Property Specialists | P: 03 9899 6099