## 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

609/49 Plenty Road, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$624,000	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	301/54 High St PRESTON 3072	\$502,000	28/03/2024
2	401/54 High St PRESTON 3072	\$482,000	17/04/2024
3	408/100 Plenty Rd PRESTON 3072	\$405,000	21/12/2023

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:

24/04/2024 13:27









**Property Type:** Apartment Agent Comments

Brian Te 03 9070 5095 0477429859 briante@jelliscraig.com.au

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price March quarter 2024: \$624,000

# **Comparable Properties**



301/54 High St PRESTON 3072 (REI)

**D** 1



Price: \$502,000 Method: Expression of Interest Date: 28/03/2024 Property Type: Apartment Agent Comments

Agent Comments



401/54 High St PRESTON 3072 (REI)

Price: \$482,000 Method: Private Sale Date: 17/04/2024 Property Type: Apartment

408/100 Plenty Rd PRESTON 3072 (REI/VG)



Agent Comments



Price: \$405,000 Method: Private Sale Date: 21/12/2023 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9070 5095



propertydata

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