

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 consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$624,000 Property Type Unit Suburb Preston

Period - From 01/01/2024 to 31/03/2024 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 | 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



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



301/54 High St PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$502,000

Method: Expression of Interest

Date: 28/03/2024

Property Type: Apartment



401/54 High St PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$482,000

Method: Private Sale

Date: 17/04/2024

Property Type: Apartment



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

Agent Comments

 2  1  1

Price: \$405,000

Method: Private Sale

Date: 21/12/2023

Property Type: Apartment