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	502/49 PLENTY ROAD PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Preston
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

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 6 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
306/7 WARRS AVENUE PRESTON VIC 3072	$513,000	20-Mar-24
406/154 HIGH STREET PRESTON VIC 3072	$490,000	19-Jul-24
55/93-103 HIGH STREET PRESTON VIC 3072	$490,000	12-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 17 September 2024

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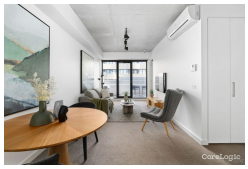


306/7 WARRS AVENUE PRESTON VIC 3072

2 1 1

Sold Price **$513,000** Sold Date **20-Mar-24**

Distance **0.19km**



406/154 HIGH STREET PRESTON VIC 3072

2 1 1

Sold Price **$490,000** Sold Date **19-Jul-24**

Distance **0.39km**



55/93-103 HIGH STREET PRESTON VIC 3072

2 1 1

Sold Price Sold Date **12-Jun-24**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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