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	402/503 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	$520,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Preston
Period-from	01 Jul 2020	to	30 Jun 2021	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
507/9 High Street Preston VIC 3072	$575,000	21-Mar-21
208/154 High Street Preston VIC 3072	$550,000	25-Feb-21
115/35 Plenty Road Preston VIC 3072	$605,000	12-Feb-21

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: 05 July 2021

Abraham Kalamouni
P 9471 1100
M 0400506219
E akalamouni@hockingstuart.com



507/9 High Street Preston VIC 3072

2 2 1

Sold Price **$575,000** Sold Date **21-Mar-21**

Distance **2.07km**



208/154 High Street Preston VIC 3072

2 2 1

Sold Price **$550,000** Sold Date **25-Feb-21**

Distance **1.48km**



115/35 Plenty Road Preston VIC 3072

2 2 1

Sold Price **$605,000** Sold Date **12-Feb-21**

Distance **1.86km**

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

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