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	515/2 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	$350,000	&	$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Preston
Period-from	01 Apr 2021	to	31 Mar 2022	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
304/1 HIGH STREET PRESTON VIC 3072	$380,000	04-Dec-21
12/853 HIGH STREET RESERVOIR VIC 3073	$375,000	17-Feb-22
8/4 DUNDAS STREET THORNBURY VIC 3071	$385,000	31-Jan-22

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: 06 April 2022

CONSUMER AFFAIRS VICTORIA

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304/1 HIGH STREET PRESTON VIC 3072

1 1 1

Sold Price **$380,000** Sold Date **04-Dec-21**

Distance **-**



12/853 HIGH STREET RESERVOIR VIC 3073

1 1 1

Sold Price **$375,000** Sold Date **17-Feb-22**

Distance **2.88km**



8/4 DUNDAS STREET THORNBURY VIC 3071

1 1 1

Sold Price **$385,000** Sold Date **31-Jan-22**

Distance **0.08km**

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

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