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	201/100 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	$410,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$611,750	Property type	Unit	Suburb	Preston
Period-from	01 Jul 2021	to	30 Jun 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
202/204 HIGH STREET PRESTON VIC 3072	$410,000	16-May-22
503/2 PLENTY ROAD PRESTON VIC 3072	$422,500	25-Jun-22
301/450 BELL STREET PRESTON VIC 3072	$425,000	16-Mar-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: 01 July 2022

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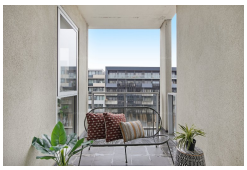


202/204 HIGH STREET PRESTON VIC 3072

2 2 1

Sold Price RS $410,000 Sold Date 16-May-22

Distance 0.56km



503/2 PLENTY ROAD PRESTON VIC 3072

2 2 1

Sold Price RS $422,500 Sold Date 25-Jun-22

Distance 0.29km



301/450 BELL STREET PRESTON VIC 3072

2 1 1

Sold Price $425,000 Sold Date 16-Mar-22

Distance 0.94km

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

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