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	2/503 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	$590,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Preston
Period-from	01 Feb 2021	to	31 Jan 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
504/503 Plenty Road Preston VIC 3072	$577,000	16-Jul-21
3/184 Murray Road Preston VIC 3072	$641,000	30-Sep-21
126C Gower Street Preston VIC 3072	$619,000	28-Jul-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.~~

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504/503 Plenty Road Preston VIC 3072

2 2 1

Sold Price **$577,000** Sold Date **16-Jul-21**

Distance **-**



3/184 Murray Road Preston VIC 3072

2 2 1

Sold Price **$641,000** Sold Date **30-Sep-21**

Distance **0.36km**



126C Gower Street Preston VIC 3072

2 2 1

Sold Price **$619,000** Sold Date **28-Jul-21**

Distance **0.88km**

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

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