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	408/49 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	$420,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$611,750	Property type	Unit	Suburb	Preston
Period-from	01 Jun 2021	to	31 May 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
205/49 PLENTY ROAD PRESTON VIC 3072	$465,000	19-Nov-21
107/1 HIGH STREET PRESTON VIC 3072	$465,000	29-Jan-22
409/49 PLENTY ROAD PRESTON VIC 3072	$465,000	11-Jun-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: 27 June 2022

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205/49 PLENTY ROAD PRESTON VIC 3072

2 1 1

Sold Price **$465,000** Sold Date **19-Nov-21**

Distance **-**



107/1 HIGH STREET PRESTON VIC 3072

2 1 1

Sold Price Sold Date **29-Jan-22**

Distance **0.27km**



409/49 PLENTY ROAD PRESTON VIC 3072

2 1 1

Sold Price Sold Date **11-Jun-21**

Distance **-**

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

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