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	309/35 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Preston
Period-from	01 Jul 2022	to	30 Jun 2023	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
908/35 PLENTY ROAD PRESTON VIC 3072	$610,000	03-May-23
87/93-103 HIGH STREET PRESTON VIC 3072	$620,000	01-Mar-23
2/184 MURRAY ROAD PRESTON VIC 3072	$558,000	15-Mar-23

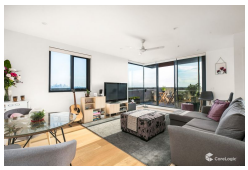
OR

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: 22 July 2023

RT Edgar

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908/35 PLENTY ROAD PRESTON VIC 3072

2 2 1

Sold Price **$610,000** Sold Date **03-May-23**

Distance **0km**

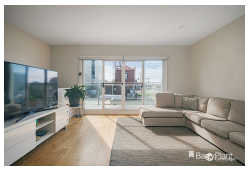


87/93-103 HIGH STREET PRESTON VIC 3072

2 2 1

Sold Price RS **$620,000** Sold Date **01-Mar-23**

Distance **0.17km**



2/184 MURRAY ROAD PRESTON VIC 3072

2 2 1

Sold Price **$558,000** Sold Date **15-Mar-23**

Distance **1.51km**

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

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