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	216/2 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	$300,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$602,500	Property type	Unit	Suburb	Preston
Period-from	01 Apr 2024	to	31 Mar 2025	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.

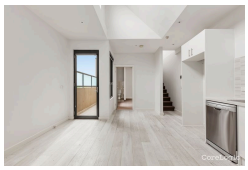
Address of comparable property	Price	Date of sale
4/613 PLENTY ROAD PRESTON VIC 3072	$315,000	11-Mar-25
111/18 GILBERT ROAD PRESTON VIC 3072	$330,000	20-Mar-25
802/5 BLANCH STREET PRESTON VIC 3072	$315,000	16-Nov-24

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: 16 April 2025

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4/613 PLENTY ROAD PRESTON VIC 3072

1 1 1

Sold Price **$315,000** Sold Date **11-Mar-25**

Distance **2.44km**



111/18 GILBERT ROAD PRESTON VIC 3072

1 1 -

Sold Price RS **$330,000** Sold Date **20-Mar-25**

Distance **1.24km**



802/5 BLANCH STREET PRESTON VIC 3072

1 1 1

Sold Price **$315,000** Sold Date **16-Nov-24**

Distance **0.78km**

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

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