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	421/2 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	$439,000	&	$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Preston
Period-from	01 Feb 2024	to	31 Jan 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
312/2 PLENTY ROAD PRESTON VIC 3072	$435,000	10-Oct-24
405/2 PLENTY ROAD PRESTON VIC 3072	$415,000	15-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: 11 February 2025

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312/2 PLENTY ROAD PRESTON VIC 3072

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Sold Price **$435,000** Sold Date **10-Oct-24**

Distance **0km**



405/2 PLENTY ROAD PRESTON VIC 3072

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Sold Price RS **$415,000** Sold Date **15-Nov-24**

Distance **0.03km**

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

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