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	305/425 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	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Preston
Period-from	01 Jun 2023	to	31 May 2024	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
3/588 PLENTY ROAD PRESTON VIC 3072	$687,000	06-Apr-24
503/191 HIGH STREET PRESTON VIC 3072	$640,000	26-Mar-24
104/425 PLENTY ROAD PRESTON VIC 3072	$620,000	12-Mar-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: 14 June 2024

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3/588 PLENTY ROAD PRESTON VIC 3072

2 2 1

Sold Price **$687,000** Sold Date **06-Apr-24**

Distance **0.46km**



503/191 HIGH STREET PRESTON VIC 3072

2 2 1

Sold Price **$640,000** Sold Date **26-Mar-24**

Distance **1.17km**



104/425 PLENTY ROAD PRESTON VIC 3072

2 2 -

Sold Price **$620,000** Sold Date **12-Mar-24**

Distance **0km**

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

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