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	403/2 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$581,000	Property type	Flats	Suburb	Preston
Period-from	01 May 2022	to	30 Apr 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
3/76-78 PLENTY ROAD PRESTON VIC 3072	$445,000	30-Nov-22
27/46 MARY STREET PRESTON VIC 3072	$430,000	15-Apr-23
303/54 HIGH STREET PRESTON VIC 3072	$415,000	18-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: 03 May 2023

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3/76-78 PLENTY ROAD PRESTON VIC 3072

2 1 1

Sold Price **$445,000** Sold Date **30-Nov-22**

Distance **0.23km**



27/46 MARY STREET PRESTON VIC 3072

2 1 1

Sold Price RS **$430,000** Sold Date **15-Apr-23**

Distance **1.13km**



303/54 HIGH STREET PRESTON VIC 3072

2 1 1

Sold Price **$415,000** Sold Date **18-Mar-23**

Distance **0.24km**

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

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