

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

302/100 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Preston

Period-from

01 Aug 2022

to

31 Jul 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

303/54 HIGH STREET PRESTON VIC 3072	\$415,000	18-Mar-23
402/356 BELL STREET PRESTON VIC 3072	\$405,000	22-Jun-23
305/356 BELL STREET PRESTON VIC 3072	\$415,500	27-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: 11 August 2023


**303/54 HIGH STREET PRESTON
VIC 3072**
 2  1  1

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

 Distance **0.13km**

**402/356 BELL STREET PRESTON
VIC 3072**
 2  1  1

 Sold Price ^{RS} **\$405,000** Sold Date **22-Jun-23**

 Distance **0.64km**

**305/356 BELL STREET PRESTON
VIC 3072**
 2  1  1

 Sold Price **\$415,500** Sold Date **27-Mar-23**

 Distance **0.64km**

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

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