

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

1/108 Plenty Road, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000

&

\$930,000

Median sale price

Median price \$747,000

Property Type Townhouse

Suburb Preston

Period - From 15/10/2020

to

14/10/2021

Source REIV

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 six 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
1	4/99 Gower St PRESTON 3072	\$925,000	17/08/2021
2	1/24 Dundas St THORNBURY 3071	\$909,000	31/07/2021
3	30/85c Clyde St THORNBURY 3071	\$870,000	10/07/2021

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 six months.~~

This Statement of Information was prepared on:

15/10/2021 10:06



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$870,000 - \$930,000

Median Townhouse Price

15/10/2020 - 14/10/2021: \$747,000

Comparable Properties

4/99 Gower St PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$925,000

Method: Sold Before Auction

Date: 17/08/2021

Property Type: Townhouse (Res)

Land Size: 177 sqm approx

1/24 Dundas St THORBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$909,000

Method: Auction Sale

Date: 31/07/2021

Property Type: Townhouse (Res)



30/85c Clyde St THORBURY 3071 (REI)

Agent Comments

3 2 2

Price: \$870,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Townhouse (Res)

Account - Love & Co