

## 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 131/100 Plenty Road, Preston Vic 3072

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$370,000 & \$380,000

#### Median sale price

Median price \$507,250 House Unit X Suburb Preston

Period - From 01/07/2017 to 30/09/2017 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	2.16/100 Plenty Rd PRESTON 3072	\$399,000	09/12/2017
2	205/100 Plenty Rd PRESTON 3072	\$369,000	23/08/2017
3	220/100 Plenty Rd PRESTON 3072	\$355,000	15/11/2017

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.



**Rooms:** 3  
**Property Type:** Strata Unit/Flat  
**Land Size:** 65 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$370,000 - \$380,000  
**Median Unit Price**  
September quarter 2017: \$507,250

## Comparable Properties



**2.16/100 Plenty Rd PRESTON 3072 (REI)**

**Agent Comments**



**Price:** \$399,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** 4  
**Property Type:** Apartment



**205/100 Plenty Rd PRESTON 3072 (REI/VG)**

**Agent Comments**



**Price:** \$369,000  
**Method:** Private Sale  
**Date:** 23/08/2017  
**Rooms:** -  
**Property Type:** Apartment



**220/100 Plenty Rd PRESTON 3072 (REI)**

**Agent Comments**



**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 15/11/2017  
**Rooms:** -  
**Property Type:** Apartment

This is a 1 bedroom apartment, mine is 2 bed