



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2.16/100 Plenty Road, Preston, VIC 3072

INDICATIVE SELLING PRICE

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

Range Between \$340,000 & \$370,000

MEDIAN SALE PRICE

Median price \$440,000 | Unit | Preston (3072)

Period - From 6 July 2016 to 6 July 2017 | Source - <http://www.yourinvestmentpropertymag.com.au/t>

COMPARABLE PROPERTY SALES

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
204/100 PLENTY RD, PRESTON VIC 3072	\$344,000	07/02/2017
502/49 PLENTY RD, PRESTON VIC 3072	\$413,000	01/05/2017
206/49 PLENTY RD, PRESTON VIC 3072	\$355,000	23/03/2017