

## 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

3/108 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Preston

Period-from

01 Jun 2021

to

31 May 2022

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

20/37 CRAMER STREET PRESTON VIC 3072	\$957,000	05-May-21
10/39 MT PLEASANT ROAD PRESTON VIC 3072	\$980,000	26-Jun-21
12/37 CRAMER STREET PRESTON VIC 3072	\$970,000	01-Oct-21

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.~~

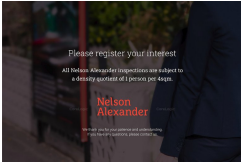
This Statement of Information was prepared on: 28 June 2022



**20/37 CRAMER STREET PRESTON VIC 3072** Sold Price **\$957,000** Sold Date **05-May-21**

 3  2  2

Distance **1.17km**



**10/39 MT PLEASANT ROAD PRESTON VIC 3072** Sold Price **\$980,000** Sold Date **26-Jun-21**

 3  2  2

Distance **2.05km**



**12/37 CRAMER STREET PRESTON VIC 3072** Sold Price **\$970,000** Sold Date **01-Oct-21**

 3  2  2

Distance **1.13km**

RS = Recent sale      UN = Undisclosed Sale

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