

Jim Dimitropoulos 03 9478 6344 0411 83 11 77 jdimitropoulos@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	376 Plenty Road, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000	Range between	\$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$966,500	Hou	ise X	Unit		Suburb	Preston
Period - From	01/10/2016	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.

Add	dress of comparable property	Price	Date of sale
1	16 David St PRESTON 3072	\$1,220,000	16/10/2017
2	31 Belgrove St PRESTON 3072	\$1,200,000	17/08/2017
3	20 Hill Gr PRESTON 3072	\$1,165,000	19/11/2017

OR

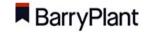
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 94786344 | F: 94710353





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Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** Year ending September 2017: \$966,500



Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



16 David St PRESTON 3072 (REI)





Price: \$1,220,000

Method: Sold Before Auction

Date: 16/10/2017

Rooms: -

Property Type: House (Res)

Agent Comments



31 Belgrove St PRESTON 3072 (REI)



Price: \$1,200,000 Method: Private Sale Date: 17/08/2017

Rooms: -

Property Type: House (Res) Land Size: 723 sqm approx

Agent Comments



20 Hill Gr PRESTON 3072 (REI)





Price: \$1,165,000 Method: Auction Sale

Date: 19/11/2017 Rooms: -

Property Type: House (Res) Land Size: 510 sqm approx

Agent Comments

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