

# STATEMENT OF INFORMATION

308/2 PLENTY ROAD, PRESTON, VIC 3072

PREPARED BY MBA MULTISELL, 248 MAROONDAH HWY CHIRNSIDE PARK



# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**308/2 PLENTY ROAD, PRESTON, VIC 3072** 1 1 1

### Indicative Selling Price

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

Price Range: **330,000 to \$350,000**

## MEDIAN SALE PRICE



**PRESTON, VIC, 3072**

Suburb Median Sale Price (Unit)

**\$430,000**

01 April 2016 to 31 March 2017

Provided by:

## COMPARABLE PROPERTIES

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.



**47/93 HIGH ST, PRESTON, VIC 3072** 1 1 1

Sale Price

**\*\$385,000**

Sale Date: 27/05/2017

Distance from Property: 347m



**315/2 PLENTY RD, PRESTON, VIC 3072** 1 1 1

Sale Price

**\$318,000**

Sale Date: 02/03/2017

Distance from Property: 17m



**207/43 HIGH ST, PRESTON, VIC 3072** 1 1 1

Sale Price

**\$362,000**

Sale Date: 17/01/2017

Distance from Property: 165m

This report has been compiled on 20/06/2017 by MBA MultiSell. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

308/2 PLENTY ROAD, PRESTON, VIC 3072

### Indicative selling price

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Price Range: 330,000 to \$350,000

### Median sale price

Median price \$430,000

House

Unit

X

Suburb

PRESTON

Period 01 April 2016 to 31 March 2017

Source

pricfinder

### 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
47/93 HIGH ST, PRESTON, VIC 3072	*\$385,000	27/05/2017
315/2 PLENTY RD, PRESTON, VIC 3072	\$318,000	02/03/2017
207/43 HIGH ST, PRESTON, VIC 3072	\$362,000	17/01/2017