

Harcourts

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



469-471 PLENTY ROAD, PRESTON, VIC



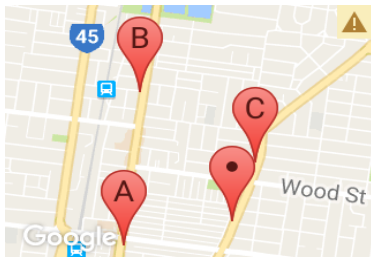
Indicative Selling Price

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

Price Range: **\$1,000,000 to \$1,100,000**

Provided by: George Ioannou, Harcourts Preston

MEDIAN SALE PRICE



PRESTON, VIC, 3072

Suburb Median Sale Price (House)

\$875,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

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.



382 HIGH ST, PRESTON, VIC 3072



Sale Price

\$1,330,000

Sale Date: 23/01/2017

Distance from Property: 734m



793 HIGH ST, RESERVOIR, VIC 3073



Sale Price

***\$817,000**

Sale Date: 25/02/2017

Distance from Property: 1.1km



585 PLENTY RD, PRESTON, VIC 3072



Sale Price

***\$952,000**

Sale Date: 11/05/2017

Distance from Property: 443m



This report has been compiled on 21/06/2017 by Harcourts Preston. Property Data Solutions Pty Ltd 2017 - 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

469-471 PLENTY ROAD, PRESTON, VIC 3072

Indicative selling price

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

Price Range: \$1,000,000 to \$1,100,000

Median sale price

Median price \$875,000

House

Unit

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
382 HIGH ST, PRESTON, VIC 3072	\$1,330,000	23/01/2017
793 HIGH ST, RESERVOIR, VIC 3073	*\$817,000	25/02/2017
585 PLENTY RD, PRESTON, VIC 3072	*\$952,000	11/05/2017