## 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

203/35 Plenty Road, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$700,000		&		\$750,000			
Median sale pr	rice							
Median price	\$571,000	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/04/2025	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	109/296 Plenty Rd PRESTON 3072	\$749,000	02/07/2025
2	24/2 Arthur St PRESTON 3072	\$775,000	26/06/2025
3			

OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

11/07/2025 11:21







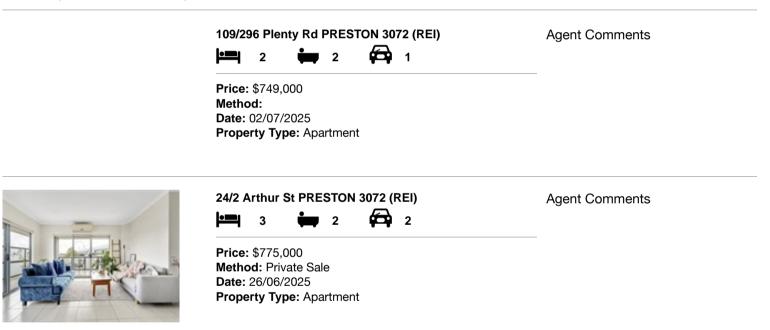


**Property Type:** Apartment Agent Comments

Jordan Kynigopoulos 03 9403 9300 0432 822 290 jordankynigopoulos@jelliscraig.com.au

> Indicative Selling Price \$700,000 - \$750,000 Median Unit Price June quarter 2025: \$571,000

# **Comparable Properties**



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 - Jellis Craig | P: 03 9403 9300



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