

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address TIVOLI - 631 Plenty Road, Preston Vic 3072

Indicative selling price

Unit type or class	Single price		Lower price	&	Higher price
Type A - Bed 1, Bath 1, Car 1	\$*	Or range between	\$*395,000		\$419,000
Type B - Bed 1, Bath 1, Car 1, Study 1	\$*	Or range between	\$*479,000		\$485,000
Type C - Bed 2, Bath 1, Car 1	\$*	Or range between	\$*570,000		\$599,000
Type D - Bed 2, Bath 2, Car 1	\$*603,000	Or range between	\$*		\$
Type E - Bed 2, Bath 2, Car 1, Study 1	\$*	Or range between	\$*603,000		\$660,000
Type F - Bed 3, Bath 2, Car 1	\$*	Or range between	\$*630,000		\$670,000

Suburb unit median sale price

Median price	\$592,500	Suburb	Preston
Period - From	01/10/2019	To	30/09/2020
Source	REIV		

Comparable property sales

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE A	1. 705A/6 Clinch Av PRESTON 3072 VIC	\$398,000	02/10/2020
	2	\$	
	3	\$	

TYPE B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class	Address of comparable unit	Price	Date of sale
TYPE C	1. 10/2 Swift St PRESTON 3072 VIC	\$615,000	07/07/2020
	2	\$	
	3	\$	

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE D	1. 104/531-533 High St PRESTON 3072 VIC	\$580,000	02/10/2020
	2	\$	
	3	\$	

TYPE E	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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TYPE F	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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This Statement of Information was prepared on:

29/10/2020 13:09