

## 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

9/4 AUSTRAL AVENUE PRESTON VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### 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 6 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

60/93-103 HIGH STREET PRESTON VIC 3072	\$662,000	27-Nov-21
3/109 PLENTY ROAD PRESTON VIC 3072	\$718,500	26-Feb-22
4/109 PLENTY ROAD PRESTON VIC 3072	\$717,000	09-Dec-21

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 6 months.~~

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**60/93-103 HIGH STREET PRESTON VIC 3072**

Sold Price

**\$662,000**

Sold Date

**27-Nov-21**

2 2 1

Distance

**0.73km**



**3/109 PLENTY ROAD PRESTON VIC 3072**

Sold Price

**\$718,500**

Sold Date

**26-Feb-22**

2 2 1

Distance

**0.96km**



**4/109 PLENTY ROAD PRESTON VIC 3072**

Sold Price

**\$717,000**

Sold Date

**09-Dec-21**

2 2 1

Distance

**0.96km**



**16/15 SHOWERS STREET PRESTON VIC 3072**

Sold Price

**\$740,000**

Sold Date

**15-Dec-21**

2 3 1

Distance

**0.65km**

RS = Recent sale

UN = Undisclosed Sale

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