

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

6/63-65 ROSEBERRY AVENUE PRESTON VIC 3072

Indicative selling price

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

Single Price

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 Mar 2021

to

28 Feb 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

101/204 HIGH STREET PRESTON VIC 3072	\$380,000	29-Sep-21
1/4 SPRING STREET PRESTON VIC 3072	\$387,000	17-Jul-21
304/1 HIGH STREET PRESTON VIC 3072	\$380,000	04-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.~~

This Statement of Information was prepared on: 09 March 2022



101/204 HIGH STREET PRESTON VIC 3072

 1
  1
  1

Sold Price

\$380,000

Sold Date

29-Sep-21

Distance

0.63km


1/4 SPRING STREET PRESTON VIC 3072

 1
  1
  1

Sold Price

\$387,000

Sold Date

17-Jul-21

Distance

-


304/1 HIGH STREET PRESTON VIC 3072

 1
  1
  1

Sold Price

\$380,000

Sold Date

04-Dec-21

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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