

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

4/68 BRUCE STREET 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

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/1 COLLINS STREET PRESTON VIC 3072	\$750,000	04-Apr-24
2/217A SPRING STREET RESERVOIR VIC 3073	\$675,000	28-Nov-23
5/72 BRUCE STREET PRESTON VIC 3072	\$655,000	18-Nov-23

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: 19 April 2024



1/1 COLLINS STREET PRESTON VIC 3072

Sold Price

^{RS}

\$750,000

Sold Date

04-Apr-24

2

1

1

Distance

0.04km



**2/217A SPRING STREET
RESERVOIR VIC 3073**

Sold Price

\$675,000

Sold Date

28-Nov-23

2

1

1

Distance

2.47km



5/72 BRUCE STREET PRESTON VIC 3072

Sold Price

^{RS}

\$655,000

Sold Date

18-Nov-23

2

1

1

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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