

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

101/5-9 Blanch 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,250

Property type

Unit

Suburb

Preston

Period-from

01 Feb 2019

to

31 Jan 2020

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

11/293 High Street Preston VIC 3072	\$445,000	17-Sep-19
107/105 Dundas Street Preston VIC 3072	\$455,000	10-Oct-19
208/1 High Street Preston VIC 3072	\$460,000	09-Jul-19

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: 13 February 2020



11/293 High Street Preston VIC 3072

2 1 1

Sold Price

\$445,000

Sold Date

17-Sep-19

Distance

0.37km



107/105 Dundas Street Preston VIC 3072

2 1 1

Sold Price

\$455,000

Sold Date

10-Oct-19

Distance

1.3km



208/1 High Street Preston VIC 3072

2 1 1

Sold Price

\$460,000

Sold Date

09-Jul-19

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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