

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

801/5 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

or range
between

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Preston

Period-from

01 Aug 2023

to

31 Jul 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

6/466 BELL STREET PRESTON VIC 3072	\$420,000	25-Jun-24
7/466 BELL STREET PRESTON VIC 3072	\$400,000	14-Jun-24
403/2 PLENTY ROAD PRESTON VIC 3072	\$395,000	22-May-24

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: 23 August 2024

DYNAMIC

RESIDENTIAL

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6/466 BELL STREET PRESTON VIC 3072

Sold Price

^{RS} **\$420,000**

Sold Date

25-Jun-24

2 1 -

Distance

0.37km



7/466 BELL STREET PRESTON VIC 3072

Sold Price

^{RS} **\$400,000** ^{UN}

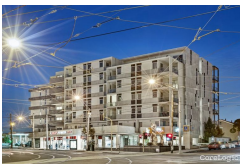
Sold Date

14-Jun-24

2 1 1

Distance

0.37km



403/2 PLENTY ROAD PRESTON VIC 3072

Sold Price

^{RS} **\$395,000**

Sold Date

22-May-24

2 2 -

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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