

## 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

31 COLLINS STREET 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

\$1,350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

House

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

7 COLLINS STREET PRESTON VIC 3072	\$1,484,000	20-Nov-21
8 GRANDVIEW ROAD PRESTON VIC 3072	\$1,300,000	01-Dec-21
10 GRANDVIEW ROAD PRESTON VIC 3072	\$1,225,000	27-Nov-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: 08 March 2022



## 7 COLLINS STREET PRESTON VIC 3072

3 2 1

Sold Price **\$1,484,000** Sold Date **20-Nov-21**

Distance **0.22km**

### Notes from your agent

501m2, double fronted , 4 bed home



## 8 GRANDVIEW ROAD PRESTON VIC 3072

3 1 2

Sold Price **\$1,300,000** Sold Date **01-Dec-21**

Distance **-**



## 10 GRANDVIEW ROAD PRESTON VIC 3072

3 1 1

Sold Price **\$1,225,000** Sold Date **27-Nov-21**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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