

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

2/84 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

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$458,500

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/84 Bruce Street Preston VIC 3072	\$691,000	02-Mar-19
2/38 Grandview Road Preston VIC 3072	\$735,000	31-Jul-19
5/1 Bruce Street Preston VIC 3072	\$735,000	04-May-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: 31 October 2019



3/84 Bruce Street Preston VIC 3072 Sold Price **\$691,000** Sold Date **02-Mar-19**

 3  1  1

Distance **0.01km**



2/38 Grandview Road Preston VIC 3072 Sold Price **\$735,000** Sold Date **31-Jul-19**

 3  1  1

Distance **0.61km**



5/1 Bruce Street Preston VIC 3072 Sold Price Sold Date **04-May-19**

 3  1  1

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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