

## 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

402/277 RAGLAN STREET PRESTON VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$435,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Preston

Period-from

01 Aug 2022

to

31 Jul 2023

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

205/54 HIGH STREET PRESTON VIC 3072	\$421,000	12-May-23
708/49 PLENTY ROAD PRESTON VIC 3072	\$420,000	06-May-23
302/35 PLENTY ROAD PRESTON VIC 3072	\$515,000	27-Feb-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: 25 August 2023

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## 205/54 HIGH STREET PRESTON VIC 3072

Sold Price

<sup>RS</sup>

**\$421,000**

Sold Date

**12-May-23**

2

1

1

Distance

**0.08km**



## 708/49 PLENTY ROAD PRESTON VIC 3072

Sold Price

**\$420,000**

Sold Date

**06-May-23**

2

1

1

Distance

**0.08km**



## 302/35 PLENTY ROAD PRESTON VIC 3072

Sold Price

**\$515,000**

Sold Date

**27-Feb-23**

2

1

1

Distance

**0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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