

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

9 Pender 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,055,000

Property type

House

Suburb

Preston

Period-from

01 May 2020

to

30 Apr 2021

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

1/224 Gower Street Preston VIC 3072	\$1,180,000	23-Mar-21
7 Avondale Road Preston VIC 3072	\$1,205,000	14-Nov-20

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: 26 May 2021

**1/224 Gower Street Preston VIC 3072**

Sold Price

\$1,180,000

Sold Date

23-Mar-21

3



1



2

Distance

0.4km**7 Avondale Road Preston VIC 3072**

Sold Price

\$1,205,000

Sold Date

14-Nov-20

4



1



1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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