

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

26 Birch 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

\$999,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Preston

Period-from

01 Sep 2018

to

31 Aug 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

4 Mt Pleasant Road Preston VIC 3072	\$1,110,000	13-Jul-19
16 Grange Street Preston VIC 3072	\$945,000	29-Jun-19
12 Davies Street Preston VIC 3072	\$925,000	25-Jun-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: 17 September 2019



4 Mt Pleasant Road Preston VIC 3072

Sold Price

^{RS} **\$1,110,000**

Sold Date

13-Jul-19

 3  1  1

Distance

0.29km



16 Grange Street Preston VIC 3072

Sold Price

\$945,000

Sold Date

29-Jun-19

 3  1  2

Distance

0.5km



12 Davies Street Preston VIC 3072

Sold Price

\$925,000

Sold Date

25-Jun-19

 3  1  1

Distance

1.07km



53 William Street Preston VIC 3072

Sold Price

\$900,000

Sold Date

02-Aug-19

 3  2  2

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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