

## 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

92 RAGLAN 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

\$1,100,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Preston

Period-from

01 Dec 2023

to

30 Nov 2024

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

| Address of comparable property     | Price       | Date of sale |
|------------------------------------|-------------|--------------|
| 1A ALSTON STREET THORBURY VIC 3071 | \$1,090,000 | 05-Oct-24    |
|                                    |             |              |
|                                    |             |              |

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: 19 December 2024



**1A ALSTON STREET THORNBURY  
VIC 3071**

Sold Price <sup>RS</sup> **\$1,090,000** Sold Date **05-Oct-24**

 3  2  2

Distance **0.56km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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