

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

6/22 Preston 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

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Preston

Period-from

01 Jun 2020

to

31 May 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

| | | |
|------------------------------------|-----------|-----------|
| 5/492 Plenty Road Preston VIC 3072 | \$700,000 | 18-Mar-20 |
| 1D Harold Street Preston VIC 3072 | \$700,000 | 14-Jan-21 |
| 5/492 Murray Road Preston VIC 3072 | \$670,000 | 12-Dec-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: 30 June 2021



5/492 Plenty Road Preston VIC 3072

Sold Price

\$700,000

Sold Date

18-Mar-20

 2  1  1

Distance

0.82km



1D Harold Street Preston VIC 3072

Sold Price

Sold Date

14-Jan-21

 2  1  1

Distance

0.88km



5/492 Murray Road Preston VIC 3072

Sold Price

\$670,000

Sold Date

12-Dec-20

 2  1  1

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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