

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

4/5 Blanch Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$429,000

Median sale price

Median price

\$592,500

Property Type

Unit

Suburb

Preston

Period - From

01/10/2019

to

30/09/2020

Source

REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

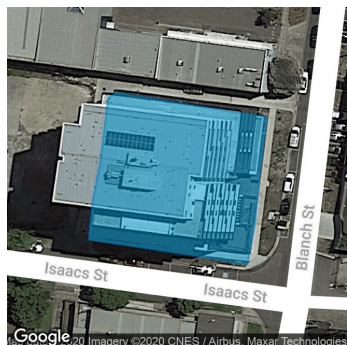
	Address of comparable property	Price	Date of sale
1	307/204 High St PRESTON 3072	\$445,000	06/10/2020
2	6/2 Dundas St THORBURY 3071	\$437,500	12/12/2020
3	509/5-9 Blanch St PRESTON 3072	\$430,000	17/08/2020

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 six months.~~

This Statement of Information was prepared on:

14/12/2020 11:54



Property Type: Apartment

Agent Comments

Comparable Properties

307/204 High St PRESTON 3072 (VG)

Agent Comments



Price: \$445,000

Method: Sale

Date: 06/10/2020

Property Type: Strata Flat - Single OYO Flat



6/2 Dundas St THORNBURY 3071 (REI)

Agent Comments



Price: \$437,500

Method: Auction Sale

Date: 12/12/2020

Property Type: Apartment

509/5-9 Blanch St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 17/08/2020

Property Type: Apartment