

## 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

2/68 BEAUCHAMP 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

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,248,000

Property type

House

Suburb

Preston

Period-from

01 May 2021

to

30 Apr 2022

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 56 ROBESON STREET PRESTON VIC 3072  | \$855,000 | 18-Dec-21 |
| 3/98 ALBERT STREET PRESTON VIC 3072 | \$865,000 | 29-Apr-22 |
| 6/27 MURPHY GROVE PRESTON VIC 3072  | \$890,000 | 28-Mar-22 |

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: 11 May 2022

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**56 ROBESON STREET PRESTON  
VIC 3072**

 3  2  1

Sold Price **\$855,000** Sold Date **18-Dec-21**

Distance **1.86km**



**3/98 ALBERT STREET PRESTON  
VIC 3072**

 3  2  2

Sold Price <sup>RS</sup> **\$865,000** Sold Date **29-Apr-22**

Distance **1.54km**



**6/27 MURPHY GROVE PRESTON  
VIC 3072**

 3  2  2

Sold Price <sup>RS</sup> **\$890,000** Sold Date **28-Mar-22**

Distance **0.81km**

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

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