

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

116/5 Blanch 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

or range
between

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$985,000

Property type

Other

Suburb

Preston

Period-from

01 Jun 2019

to

31 May 2020

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

304/5 Blanch Street Preston VIC 3072	\$300,000	29-Feb-20
403/204 High Street Preston VIC 3072	\$310,000	31-Jan-20
5/49 Austral Avenue Preston VIC 3072	\$315,000	03-May-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 2020



304/5 Blanch Street Preston VIC 3072

1 1 1

Sold Price

\$300,000

Sold Date **29-Feb-20**

Distance **0.01km**



403/204 High Street Preston VIC 3072

1 1 -

Sold Price

\$310,000

Sold Date **31-Jan-20**

Distance **0.34km**



5/49 Austral Avenue Preston VIC 3072

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Sold Price

\$315,000

Sold Date **03-May-20**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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