

## 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

126C Gower 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

\$629,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Preston

Period-from

01 Jul 2020

to

30 Jun 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

2/109 Plenty Road Preston VIC 3072	\$645,000	20-Oct-20
2/62 Andrews Avenue Reservoir VIC 3073	\$627,000	28-Apr-21
1/1 Bond Street Preston VIC 3072	\$650,000	06-Feb-21

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: 15 July 2021



**2/109 Plenty Road Preston VIC 3072**

 2  2  1

Sold Price

**\$645,000**

Sold Date **20-Oct-20**

Distance

**1.45km**



**2/62 Andrews Avenue Reservoir VIC 3073**

 2  2  1

Sold Price

**\$627,000**

Sold Date **28-Apr-21**

Distance

**1.69km**



**1/1 Bond Street Preston VIC 3072**

 2  2  1

Sold Price

**\$650,000**

Sold Date **06-Feb-21**

Distance

**1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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