

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

1/15 Malcolm 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Other

Suburb

Preston

Period-from

01 Sep 2018

to

31 Aug 2019

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 McGowan Avenue Preston VIC 3072	\$735,000	22-Jun-19
36 George Street Preston VIC 3072	\$720,000	21-Sep-19
8 McGowan Avenue Preston VIC 3072	\$678,000	29-Jun-19

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: 25 September 2019



2 McGowan Avenue Preston VIC 3072

3 1 2

Sold Price

\$735,000

Sold Date

22-Jun-19

Distance

0.32km



36 George Street Preston VIC 3072

4 2 2

Sold Price

^{RS} **\$720,000**

Sold Date

21-Sep-19

Distance

0.19km



8 McGowan Avenue Preston VIC 3072

3 1 1

Sold Price

\$678,000

Sold Date

29-Jun-19

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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