

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 3/18 Cormac Street, Preston, VIC 3072

Indicative selling price

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

Price Range

\$620,000

&

\$682,000

Median sale price

Median price

\$559,000

Property Type

Townhouse

Suburb

Preston (3072)

Period - From

01/06/2022

to

31/05/2023

Source

proptack

Comparable property sales

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
5/492 PLENTY ROAD, PRESTON VIC 3072	\$660,000	18/05/2023
18/158 CLARENDON STREET, THORNBURY VIC 3071	\$660,000	15/05/2023
209/36-46 High Street, Preston VIC 3072	\$669,500	27/03/2023

This Statement of Information was prepared on: 14/06/2023