

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 Greenbelt Avenue 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Preston

Period-from

01 Apr 2020

to

31 Mar 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

3 Nisbett Street Reservoir VIC 3073	\$580,000	29-Dec-20
139 Dougharty Road Heidelberg West VIC 3081	\$620,000	28-Oct-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: 08 April 2021

**3 Nisbett Street Reservoir VIC 3073** Sold Price **\$580,000** Sold Date **29-Dec-20**

3 1 2

Distance **0.88km****139 Dougharty Road Heidelberg West VIC 3081** Sold Price **\$620,000** Sold Date **28-Oct-20**

3 1 2

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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