

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/39 Mt Pleasant Road 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

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,500

\*House

\*Unit

X

Suburb

Preston

Period-from

01 Feb 2018

to

31 Jan 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 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

3/18 Arthur Street Preston VIC 3072	\$755,000	20-Dec-18
402/18 Gilbert Road Preston VIC 3072	\$725,000	27-Sep-18
1/22 Charles Street Preston VIC 3072	\$677,500	28-Sep-18

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 six months.~~

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**3/18 Arthur Street Preston VIC 3072**

Sold Price

**\$755,000**

Sold Date

**20-Dec-18**

3 2 1

Distance

**1.57km**



**402/18 Gilbert Road Preston VIC 3072**

Sold Price

**\$725,000**

Sold Date

**27-Sep-18**

2 2 1

Distance

**0.93km**



**1/22 Charles Street Preston VIC 3072**

Sold Price

**\$677,500**

Sold Date

**28-Sep-18**

2 1 1

Distance

**1.22km**

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