

## 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

2/44 Cramer 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

or range  
between

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

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

6/153-155 Raglan Street Preston VIC 3072	\$683,500	17-Nov-20
3/1 Asling Street Preston VIC 3072	\$715,000	20-Feb-21
2/72 Bruce Street Preston VIC 3072	\$725,000	20-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 April 2021



**6/153-155 Raglan Street Preston VIC 3072**

2 1 2

Sold Price

**\$683,500**

Sold Date **17-Nov-20**

Distance **1.86km**



**3/1 Asling Street Preston VIC 3072**

2 1 1

Sold Price

**\$715,000**

Sold Date **20-Feb-21**

Distance **0.32km**



**2/72 Bruce Street Preston VIC 3072**

2 1 1

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date **20-Feb-21**

Distance **0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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