

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

114/5 Blanch 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

\$459,000

&

\$504,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

Other

Suburb

Preston

Period-from

01 Aug 2019

to

31 Jul 2020

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

14G/388 Murray Road Preston VIC 3072	\$475,000	24-Jan-20
209A/6 Clinch Avenue Preston VIC 3072	\$475,000	16-Jun-20
10G/388 Murray Road Preston VIC 3072	\$488,500	22-Feb-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: 06 August 2020



14G/388 Murray Road Preston VIC 3072

Sold Price

\$475,000

Sold Date **24-Jan-20**

 2  2  1

Distance -



209A/6 Clinch Avenue Preston VIC 3072

Sold Price

Sold Date **16-Jun-20**

 2  2  1

Distance **0.94km**



10G/388 Murray Road Preston VIC 3072

Sold Price

\$488,500

Sold Date **22-Feb-20**

 2  2  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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