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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2C Cowper Street Preston VIC 3072

3 2 2

Indicative Selling Price

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

Range between \$780,000 & \$820,000

Median Sale Price

\$463,750 Units in Preston between 01 Sep 2018 - 31 Aug 2019

Source: CoreLogic

Comparable Property Sales

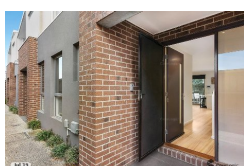
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1/80 Pender Street Thornbury VIC 3071 Sold Price **\$830,000** Sold Date **01-Jul-19**
 3 2 2 Distance **0.45km**



10 Power Street Preston VIC 3072 Sold Price ^{RS} **\$851,000** Sold Date **17-Aug-19**
 3 2 2 Distance **0.93km**



2/153 Ballantyne Street Thornbury VIC 3071 Sold Price ^{RS} **\$865,000** Sold Date **10-Aug-19**
 3 3 1 Distance **1.88km**

RS = Recent sale UN = Undisclosed Sale

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