

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

6/74-76 CRAMER 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

\$988,000

&

\$1,086,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Preston

Period-from

01 Nov 2023

to

31 Oct 2024

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

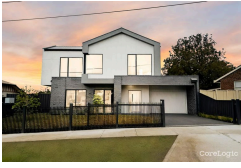
Date of sale

Address of comparable property	Price	Date of sale
1/16 SINNOTT STREET PRESTON VIC 3072	\$1,100,000	09-Jun-24

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: 19 November 2024



**1/16 SINNOTT STREET PRESTON
VIC 3072**

Sold Price

\$1,100,000

Sold Date

09-Jun-24

 3

 2

 2

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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