

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 Tynan 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

\$1,400,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$938,000

Property type

House

Suburb

Preston

Period-from

01 Apr 2019

to

31 Mar 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

590 Murray Road Preston VIC 3072	\$1,382,500	14-Oct-19
19 Furzer Street Preston VIC 3072	\$1,356,000	09-Nov-19

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: 20 April 2020

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590 Murray Road Preston VIC 3072 Sold Price **\$1,382,500** Sold Date **14-Oct-19**

 2  2  2

Distance **0.11km**



19 Furzer Street Preston VIC 3072 Sold Price **\$1,356,000** Sold Date **09-Nov-19**

 3  2  1

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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