## 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	Prope	rty type House		Suburb	Preston	
Period-from	01 Apr 2019	to	31 Mar 2	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



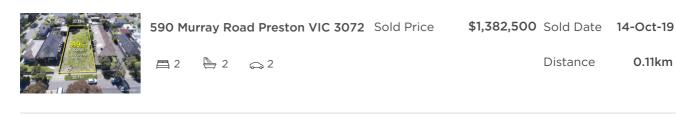
consumer.vic.gov.au

# hockingstuart

Joe Ledda

- P 9471 1100
- M 0418176858

E jledda@hockingstuart.com.au





19 Furzer Street Preston VIC 3072Sold Price\$1,356,000Sold Date09-Nov-19

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**RS** = Recent sale **UN** = Undisclosed Sale

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