

## 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

609/5 Blanch Street Preston VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$469,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

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

2/372 Bell Street Preston VIC 3072	\$500,000	21-Apr-20
10G/388 Murray Road Preston VIC 3072	\$488,500	22-Feb-20
14G/388 Murray Road Preston VIC 3072	\$475,000	24-Jan-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



**2/372 Bell Street Preston VIC 3072** Sold Price **\$500,000** Sold Date **21-Apr-20**

 2  2  1

Distance **0.11km**



**10G/388 Murray Road Preston VIC 3072** Sold Price **\$488,500** Sold Date **22-Feb-20**

 2  2  1

Distance -



**14G/388 Murray Road Preston VIC 3072** Sold Price **\$475,000** Sold Date **24-Jan-20**

 2  2  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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