

Statement of Information

Internet advertising for single residential property located within the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address 4, 28 NEWCASTLE 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 \$698,000

or range between *

&

Median sale price

(*Delete house or unit as applicable)

Median price \$611,750

*House

*Unit ☒

Suburb or locality Preston

Period - From 01/06/2021 to 31/05/2022

Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last twelve 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
3/7-9 SUSSEX ST, PRESTON, VIC 3072	\$760,000	02/04/2022
1/55 PENDER ST, THORNBURY, VIC 3071	\$714,000	06/03/2022
81A DUNDAS ST, PRESTON, VIC 3072	\$740,000	09/07/2021

This statement of information was prepared on 25/06/2022