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

3 CAROLINE COURT 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	\$1,175,000	or range between		&				
Median sale price								
(*Delete house or unit as app	olicable)							

Median Price	\$1,115,000	Property type		House		Suburb	Preston
Period-from	01 Oct 2022	to	30 Sep 2023		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	
82 RAGLAN STREET PRESTON VIC 3072	\$1,210,000	09-Sep-23	
228 COLLINS STREET THORNBURY VIC 3071	\$1,100,000	12-Aug-23	
5 NEALE STREET PRESTON VIC 3072	\$1,111,000	30-Jun-23	

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.

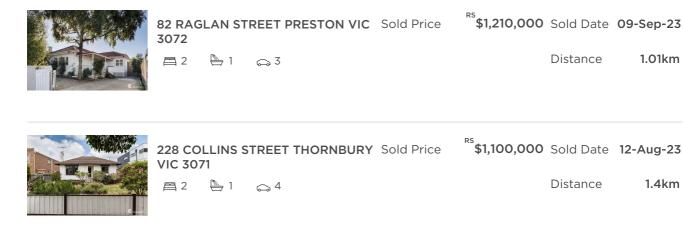
This Statement of Information was prepared on: 09 October 2023



consumer.vic.gov.au

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	5 NEALE STREET PRESTON VIC 3072			Sold Price	\$1,111,000	Sold Date	30-Jun-23
1 (Gale 2 ar 1)		2	⇔1			Distance	0.81km

RS = Recent sale UN = Undisclosed Sale

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