

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 applicable)

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 THORBURY 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



82 RAGLAN STREET PRESTON VIC 3072

Sold Price

^{RS}

\$1,210,000

Sold Date

09-Sep-23

2

1

3

Distance

1.01km



228 COLLINS STREET THORBURY VIC 3071

Sold Price

^{RS}

\$1,100,000

Sold Date

12-Aug-23

2

1

4

Distance

1.4km



5 NEALE STREET PRESTON VIC 3072

Sold Price

\$1,111,000

Sold Date

30-Jun-23

2

2

1

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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