

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

2/101 RAGLAN 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

\$550,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2023

to

31 Mar 2024

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

3/101 RAGLAN STREET PRESTON VIC 3072	\$545,000	04-Apr-24
4/101 RAGLAN STREET PRESTON VIC 3072	\$550,000	14-Mar-24
2/1 BAILEY AVENUE PRESTON VIC 3072	\$590,000	10-Jan-24

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: 08 April 2024



3/101 RAGLAN STREET PRESTON VIC 3072

Sold Price ^{RS} **\$545,000** Sold Date **04-Apr-24**

Distance **0.01km**

 2
  1
  1




4/101 RAGLAN STREET PRESTON VIC 3072

Sold Price ^{RS} **\$550,000** Sold Date **14-Mar-24**

Distance **0.01km**




 2
  1
  1



2/1 BAILEY AVENUE PRESTON VIC 3072

Sold Price **\$590,000** Sold Date **10-Jan-24**

Distance **0.4km**

 2
  1
  1

RS = Recent sale

UN = Undisclosed Sale

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