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

908/5 Blanch Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$440,000		&		\$460,000			
Median sale pi	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/01/2022	to	31/03/2022		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	302/5-9 Blanch St PRESTON 3072	\$440,000	11/04/2022
2	3/5 Blanch St PRESTON 3072	\$435,000	23/12/2021
3	804/5-9 Blanch St PRESTON 3072	\$431,500	08/02/2022

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 six months.

This Statement of Information was prepared on:

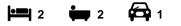
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Jake Hu 0488 028 978 jake@melbournerealestate.com.au





Property Type: Apartment Agent Comments

Indicative Selling Price \$440,000 - \$460,000 Median Unit Price March quarter 2022: \$620,000

Comparable Properties

302/5-9 Blanch St PRESTON 3072 (REI)



Price: \$440,000 Method: Private Sale Date: 11/04/2022 Property Type: Apartment Agent Comments

3/5 Blanch St PRESTON 3072 (VG)

Agent Comments



Price: \$435,000 Method: Sale Date: 23/12/2021 Property Type: Strata Flat - Single OYO Flat

804/5-9 Blanch St PRESTON 3072 (REI)

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Agent Comments



Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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