

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 consumer.vic.gov.au/underquoting

Range between \$440,000 & \$460,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Preston

Period - From 01/01/2022 to 31/03/2022 Source 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.

	Address 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:

31/05/2022 09:41



 2  2  1

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)

Agent Comments

 2  2  1

Price: \$440,000

Method: Private Sale

Date: 11/04/2022

Property Type: Apartment

3/5 Blanch St PRESTON 3072 (VG)

Agent Comments

 2  -  -

Price: \$435,000

Method: Sale

Date: 23/12/2021

Property Type: Strata Flat - Single OYO Flat

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

Agent Comments

 2  2  1

Price: \$431,500

Method: Private Sale

Date: 08/02/2022

Property Type: Apartment