

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

7B Carlisle 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,450

Property type

Unit

Suburb

Preston

Period-from

01 May 2020

to

30 Apr 2021

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

7/54 Clarendon Street Thornbury VIC 3071	\$800,000	21-Nov-20
6/52 Clyde Street Thornbury VIC 3071	\$854,000	02-Dec-20
24B Bent Street Northcote VIC 3070	\$822,000	17-Apr-21

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: 18 May 2021



7/54 Clarendon Street Thornbury VIC 3071

2 1 1

Sold Price

\$800,000

Sold Date

21-Nov-20

Distance

1.01km



6/52 Clyde Street Thornbury VIC 3071

2 2 -

Sold Price

\$854,000

Sold Date

02-Dec-20

Distance

1.03km



24B Bent Street Northcote VIC 3070

2 2 -

Sold Price

^{RS} **\$822,000**

Sold Date

17-Apr-21

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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