

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

74 McNamara 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Preston

Period-from

01 Jun 2020

to

31 May 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

12A Tilley Street Coburg North VIC 3058	\$960,000	19-Jun-21
4 Frankston Street Reservoir VIC 3073	\$1,020,000	06-Feb-21
564 Bell Street Preston VIC 3072	\$999,995	03-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: 23 June 2021



12A Tilley Street Coburg North VIC 3058

Sold Price

^{RS} **\$960,000**

Sold Date

19-Jun-21

 3

 1

 1

Distance

0.37km



4 Frankston Street Reservoir VIC 3073

Sold Price

\$1,020,000

Sold Date

06-Feb-21

 3

 1

 1

Distance

1.49km



564 Bell Street Preston VIC 3072

Sold Price

^{RS} **\$999,995** ^{UN}

Sold Date

03-Apr-21

 3

 1

 2

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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