

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11/15 SHOWERS 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

\$699,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Preston

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

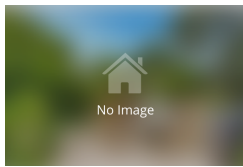
Date of sale

1002/35 PLENTY ROAD PRESTON VIC 3072	\$750,000	26-Feb-21
608/183 HIGH STREET PRESTON VIC 3072	\$705,000	06-Feb-21
22/93-103 HIGH STREET PRESTON VIC 3072	\$665,000	11-Nov-20

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 24 March 2021



**1002/35 PLENTY ROAD PRESTON
VIC 3072**

Sold Price

RS

\$750,000

Sold Date

26-Feb-21

 2

 1

 1

Distance

0.3km



**608/183 HIGH STREET PRESTON
VIC 3072**

Sold Price

\$705,000

Sold Date

06-Feb-21

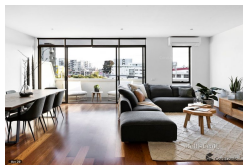
 2

 2

 1

Distance

0.4km



**22/93-103 HIGH STREET PRESTON
VIC 3072**

Sold Price

\$665,000

Sold Date

11-Nov-20

 2

 2

 1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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