

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

1/166 Raglan 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,500

Property type

Unit

Suburb

Preston

Period-from

01 Sep 2020

to

31 Aug 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

7/4 Austral Avenue Preston VIC 3072	\$870,000	10-Jul-21
4/9 Sheffield Street Preston VIC 3072	\$830,000	28-Jun-21
6/397 Murray Road Preston VIC 3072	\$760,000	19-Jun-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: 10 September 2021



7/4 Austral Avenue Preston VIC 3072

2 2 1

Sold Price

^{RS}

\$870,000

Sold Date

10-Jul-21

Distance

1.68km



4/9 Sheffield Street Preston VIC 3072

2 - -

Sold Price

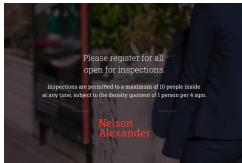
\$830,000

Sold Date

28-Jun-21

Distance

2.72km



6/397 Murray Road Preston VIC 3072

2 2 1

Sold Price

\$760,000

Sold Date

19-Jun-21

Distance

2.16km

RS = Recent sale

UN = Undisclosed Sale

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