

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

6/36 May 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

\$339,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2019

to

30 Sep 2020

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

502A/6 Clinch Avenue Preston VIC 3072	\$401,000	04-Feb-20
607A/6 Clinch Avenue Preston VIC 3072	\$391,000	03-Feb-20
11/104 St Georges Road Preston VIC 3072	\$335,000	11-Feb-20

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: 12 October 2020

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502A/6 Clinch Avenue Preston VIC 3072 Sold Price **\$401,000** Sold Date **04-Feb-20**

1 1 1

Distance **0.63km**



607A/6 Clinch Avenue Preston VIC 3072 Sold Price **\$391,000** Sold Date **03-Feb-20**

1 1 1

Distance **0.63km**



11/104 St Georges Road Preston VIC 3072 Sold Price **\$335,000** Sold Date **11-Feb-20**

1 1 1

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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