

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

405/5 BLANCH 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

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Preston

Period-from

01 Mar 2024

to

28 Feb 2025

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

307/5 BLANCH STREET PRESTON VIC 3072	\$319,999	10-Oct-24
208/5 BLANCH STREET PRESTON VIC 3072	\$300,000	22-Nov-24

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: 21 March 2025



307/5 BLANCH STREET PRESTON VIC 3072 Sold Price **\$319,999** Sold Date **10-Oct-24**
Distance **0km**

1 1 1



208/5 BLANCH STREET PRESTON VIC 3072 Sold Price **\$300,000** Sold Date **22-Nov-24**
Distance **0km**

1 1 1

RS = Recent sale UN = Undisclosed Sale

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