

## 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

136 Cramer Street Preston VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Preston

Period-from

01 Oct 2018

to

30 Sep 2019

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

4 Breen Street Preston VIC 3072	\$1,160,000	23-Aug-19
4 Mt Pleasant Road Preston VIC 3072	\$1,110,000	13-Jul-19
17 Mitchell Street Preston VIC 3072	\$1,180,000	21-Sep-19

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: 31 October 2019



**4 Breen Street Preston VIC 3072**

Sold Price

**\$1,160,000**

Sold Date

**23-Aug-19**

 2

 1

 1

Distance

**0.74km**



**4 Mt Pleasant Road Preston VIC 3072**

Sold Price

**\$1,110,000**

Sold Date

**13-Jul-19**

 3

 1

 1

Distance

**0.91km**



**17 Mitchell Street Preston VIC 3072**

Sold Price

<sup>RS</sup> **\$1,180,000** <sup>UN</sup>

Sold Date

**21-Sep-19**

 2

 1

 2

Distance

**1.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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