

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

2/17 Park Avenue 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

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 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

5/492 Murray Road Preston VIC 3072	\$670,000	12-Dec-20
3/1 Bond Street Preston VIC 3072	\$640,000	26-Nov-20
1/1 Bond Street Preston VIC 3072	\$650,000	06-Feb-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: 23 March 2021



5/492 Murray Road Preston VIC 3072

 2  1  1

Sold Price

\$670,000

Sold Date **12-Dec-20**

Distance **0.15km**



3/1 Bond Street Preston VIC 3072

 2  2  1

Sold Price

\$640,000

Sold Date **26-Nov-20**

Distance **0.41km**



1/1 Bond Street Preston VIC 3072

 2  2  1

Sold Price

^{RS} **\$650,000**

Sold Date **06-Feb-21**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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