

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

2/14 Mihil 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

\$920,000

&

\$965,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,750

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2020

to

30 Sep 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

4/99 Gower Street Preston VIC 3072	\$925,000	17-Aug-21
1/24 Milton Crescent Preston VIC 3072	\$930,000	14-Aug-21
21/37 Cramer Street Preston VIC 3072	\$940,000	24-Jul-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: 05 October 2021



4/99 Gower Street Preston VIC 3072

3 2 2

Sold Price

^{RS}

\$925,000

Sold Date

17-Aug-21

Distance

0.87km



1/24 Milton Crescent Preston VIC 3072

2 1 2

Sold Price

^{RS}

\$930,000

^{UN}

Sold Date

14-Aug-21

Distance

0.89km



21/37 Cramer Street Preston VIC 3072

3 2 2

Sold Price

\$940,000

Sold Date

24-Jul-21

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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