

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

3/2 Josephine Grove 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Preston

Period-from

01 Jun 2019

to

31 May 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

5/835 Plenty Road Reservoir VIC 3073	\$455,000	29-Feb-20
2/372 Bell Street Preston VIC 3072	\$500,000	24-Apr-20
3/224 Spring Street Reservoir VIC 3073	\$509,000	07-Mar-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: 23 June 2020



5/835 Plenty Road Reservoir VIC 3073

Sold Price

\$455,000

Sold Date **29-Feb-20**

2 1 1

Distance **1.61km**



2/372 Bell Street Preston VIC 3072

Sold Price

^{RS} **\$500,000**

Sold Date **24-Apr-20**

2 2 1

Distance **1.75km**



3/224 Spring Street Reservoir VIC 3073

Sold Price

\$509,000

Sold Date **07-Mar-20**

2 1 1

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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