

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

304/5 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

or range
between

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Other

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

903/5 Blanch Street Preston VIC 3072	\$295,000	03-Aug-19
204/356 Bell Street Preston VIC 3072	\$310,000	14-May-19
204/1 High Street Preston VIC 3072	\$315,000	22-May-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: 10 October 2019



903/5 Blanch Street Preston VIC 3072

Sold Price

\$295,000

Sold Date **03-Aug-19**



1



1



1

Distance

-



204/356 Bell Street Preston VIC 3072

Sold Price

\$310,000

Sold Date **14-May-19**



1



1



1

Distance

0.15km



204/1 High Street Preston VIC 3072

Sold Price

\$315,000

Sold Date **22-May-19**



1



1



1

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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