

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

402B/8 CLINCH 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

Other

Suburb

Preston

Period-from

01 Apr 2021

to

31 Mar 2022

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

719/11 URQUHART STREET COBURG VIC 3058	\$380,000	12-Jan-21
2B/8 CLINCH AVENUE PRESTON VIC 3072	\$520,000	19-Sep-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: 06 April 2022



719/11 URQUHART STREET
COBURG VIC 3058

 2  2  -

Sold Price **\$380,000** Sold Date **12-Jan-21**

Distance -



2B/8 CLINCH AVENUE PRESTON
VIC 3072

 2  2  -

Sold Price **\$520,000** Sold Date **19-Sep-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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