

# 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

6/153 Raglan Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$592,500 Property Type Unit Suburb Preston

Period - From 01/10/2019 to 30/09/2020 Source REIV

### 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 six 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
1	2/65 Pender St PRESTON 3072	\$655,000	18/07/2020
2	2/32 Gooch St THORNBURY 3071	\$680,000	11/08/2020
3	5/37 Collins St THORNBURY 3071	\$625,000	28/06/2020

**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 six months.~~

This Statement of Information was prepared on: 16/10/2020 10:21



**Property Type:** Villa

Agent Comments

## Comparable Properties



**2/65 Pender St PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$655,000

**Method:** Auction Sale

**Date:** 18/07/2020

**Rooms:** 3

**Property Type:** Unit



**2/32 Gooch St THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$680,000

**Method:** Sold Before Auction

**Date:** 11/08/2020

**Property Type:** Apartment



**5/37 Collins St THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$625,000

**Method:** Sold Before Auction

**Date:** 28/06/2020

**Property Type:** Apartment