

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

15/2 Arthur 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Preston

Period-from

01 Jan 2020

to

31 Dec 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

2/372 Bell Street Preston VIC 3072	\$500,000	21-Apr-20
1/46 Mary Street Preston VIC 3072	\$475,000	21-Nov-20
22/46 Mary Street Preston VIC 3072	\$480,000	02-Dec-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: 07 January 2021



2/372 Bell Street Preston VIC 3072 Sold Price **\$500,000** Sold Date **21-Apr-20**

2 2 1

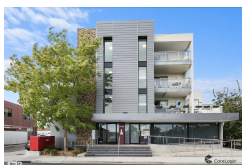
Distance **0.07km**



1/46 Mary Street Preston VIC 3072 Sold Price ^{RS} **\$475,000** Sold Date **21-Nov-20**

2 1 1

Distance **0.32km**



22/46 Mary Street Preston VIC 3072 Sold Price ^{RS} **\$480,000** Sold Date **02-Dec-20**

2 1 1

Distance **0.32km**

RS = Recent sale UN = Undisclosed Sale

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