

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

4 Fitzroy 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

\$1,199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$985,000

Property type

House

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

6 Symons Street Preston VIC 3072	\$1,040,000	22-Apr-20
34 Etnam Street Preston VIC 3072	\$1,225,000	14-Mar-20
33 Robeson Street Preston VIC 3072	\$1,010,000	14-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: 19 June 2020



6 Symons Street Preston VIC 3072

Sold Price

\$1,040,000

Sold Date

22-Apr-20



3



1



2

Distance

0.72km



34 Etnam Street Preston VIC 3072

Sold Price

\$1,225,000

Sold Date

14-Mar-20



3



1



2

Distance

1.16km



33 Robeson Street Preston VIC 3072

Sold Price

\$1,010,000

Sold Date

14-Mar-20



3



2



2

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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