

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

1/16 McDonald 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

\$710,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/1 McDonald Street Preston VIC 3072	\$750,000	05-Nov-21
8/48 Cooper Street Preston VIC 3072	\$737,000	18-Oct-21
3/9 Grampian Street Preston VIC 3072	\$738,000	10-Dec-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: 20 January 2022



2/1 McDonald Street Preston VIC 3072

2 1 1

Sold Price **\$750,000** Sold Date **05-Nov-21**

Distance **0.07km**



8/48 Cooper Street Preston VIC 3072

2 1 1

Sold Price **\$737,000** Sold Date **18-Oct-21**

Distance **0.46km**



3/9 Grampian Street Preston VIC 3072

2 1 1

Sold Price ^{RS} **\$738,000** Sold Date **10-Dec-21**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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