

## 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

7A CARLISLE STREET PRESTON VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Preston

Period-from

01 May 2023

to

30 Apr 2024

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

8/39 MT PLEASANT ROAD PRESTON VIC 3072	\$965,000	10-Apr-24
4/468-470 PLENTY ROAD PRESTON VIC 3072	\$957,000	13-Apr-24
3/411 MURRAY ROAD PRESTON VIC 3072	\$970,000	29-Dec-23

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: 02 May 2024



**8/39 MT PLEASANT ROAD  
PRESTON VIC 3072**

 3  2  2

Sold Price

<sup>RS</sup> **\$965,000** Sold Date **10-Apr-24**

Distance **2.7km**



**4/468-470 PLENTY ROAD  
PRESTON VIC 3072**

 3  2  2

Sold Price

<sup>RS</sup> **\$957,000** Sold Date **13-Apr-24**

Distance **1.59km**



**3/411 MURRAY ROAD PRESTON  
VIC 3072**

 3  2  1

Sold Price

**\$970,000** Sold Date **29-Dec-23**

Distance **2.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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