

## 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

101/95 Wilcox 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Other

Suburb

Preston

Period-from

01 Sep 2018

to

31 Aug 2019

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

228/388 Murray Road Preston VIC 3072	\$460,000	28-Apr-19
304/388 Murray Road Preston VIC 3072	\$465,000	15-Apr-19
407/388 Murray Road Preston VIC 3072	\$485,000	17-Aug-19

**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: 25 September 2019



**228/388 Murray Road Preston VIC 3072**

Sold Price

**\$460,000**

Sold Date

**28-Apr-19**

2 2 1

Distance

**0.56km**



**304/388 Murray Road Preston VIC 3072**

Sold Price

**\$465,000**

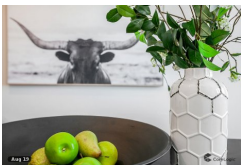
Sold Date

**15-Apr-19**

2 1 1

Distance

**0.56km**



**407/388 Murray Road Preston VIC 3072**

Sold Price

**\$485,000**

Sold Date

**17-Aug-19**

2 2 1

Distance

**0.56km**

RS = Recent sale

UN = Undisclosed Sale

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