

## 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

2/10 Osborne Grove 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

\$675,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$458,500

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2018

to

30 Sep 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

3/34 Bailey Avenue Preston VIC 3072	\$700,000	29-Jul-19
21C Cynga Street Preston VIC 3072	\$690,000	21-Sep-19
2/110 Gower Street Preston VIC 3072	\$670,000	06-Jul-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: 28 October 2019



**3/34 Bailey Avenue Preston VIC 3072**

 2  1  1

Sold Price

**\$700,000**

Sold Date

**29-Jul-19**

Distance

**0.69km**



**21C Cynga Street Preston VIC 3072**

 2  1  1

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**21-Sep-19**

Distance

**1.15km**



**2/110 Gower Street Preston VIC 3072**

 2  1  1

Sold Price

**\$670,000**

Sold Date

**06-Jul-19**

Distance

**1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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