

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

3/110 David 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,750

Property type

Unit

Suburb

Preston

Period-from

01 Sep 2020

to

31 Aug 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

| | | |
|---|-----------|-----------|
| 104/204 High Street Preston VIC 3072 | \$535,000 | 25-May-21 |
| 5/2 Arthur Street Preston VIC 3072 | \$545,000 | 16-Jun-21 |
| 5/63-65 Roseberry Avenue Preston VIC 3072 | \$475,000 | 01-May-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: 28 September 2021



104/204 High Street Preston VIC 3072

Sold Price

\$535,000

Sold Date

25-May-21

 2  1  1

Distance

0.26km



5/2 Arthur Street Preston VIC 3072

Sold Price

\$545,000

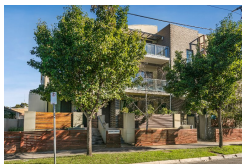
Sold Date

16-Jun-21

 2  1  1

Distance

0.38km



5/63-65 Roseberry Avenue Preston VIC 3072

Sold Price

\$475,000

Sold Date

01-May-21

 2  1  1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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