



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**2/31 Gregory Grove,
PRESTON 3072**



Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$500,000 - \$550,000

Median sale price

Median **Unit** for **PRESTON** for period **Apr 2019 - Sep 2019**

Sourced from **Pricefinder**.

\$460,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

2/20 Oakhill Avenue,
Reservoir 3073

Price **\$525,000** Sold 07 June
2019

6/15 Clifton Grove,
Preston 3072

Price **\$475,500** Sold 02 July
2019

206/95 Wilcox Street,
Preston 3072

Price **\$475,500** Sold 18
September 2019

This Statement of Information was prepared on 14th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Ray White Reservoir

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Reservoir VIC 3073

Contact agents



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