

## 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

101/5-9 Blanch 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

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$458,500

Property type

Unit

Suburb

Preston

Period-from

01 Nov 2018

to

31 Oct 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

11/293 High Street Preston VIC 3072	\$445,000	17-Sep-19
107/105 Dundas Street Preston VIC 3072	\$455,000	14-Oct-19
208/1 High Street Preston VIC 3072	\$460,000	09-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: 18 November 2019

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**11/293 High Street Preston VIC 3072**

Sold Price **\$445,000** Sold Date **17-Sep-19**

 2  1  1

Distance **0.37km**



**107/105 Dundas Street Preston VIC 3072**

Sold Price <sup>RS</sup> **\$455,000** Sold Date **14-Oct-19**

 2  1  1

Distance **1.29km**



**208/1 High Street Preston VIC 3072**

Sold Price **\$460,000** Sold Date **09-Jul-19**

 2  1  1

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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