



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/31 Gregory Grove,  
PRESTON 3072**

Unit



2 beds



2 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$580,000 - \$638,000**

### Median sale price

Median **Unit** for **PRESTON** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$463,750**

### 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.

**3/280 Wood Street,**  
Preston 3072

Price **\$553,000** Sold 13 April  
2019

**183 High Street,**  
Preston 3072

Price **\$557,000** Sold 01 July  
2019

**2/28 Lyonsville Avenue,**  
Preston 3072

Price **\$621,500** Sold 14  
August 2019

This Statement of Information was prepared on 17th Sep 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

286 Broadway,  
Reservoir VIC 3073

### Contact agents



**Keb Nguyen**  
Ray White

0 434 532 137

[keb.nguyen@raywhite.com](mailto:keb.nguyen@raywhite.com)



**Justin Jovanov**  
Ray White

0 421 419 876

[justin.jovanov@raywhite.com](mailto:justin.jovanov@raywhite.com)

**RayWhite**