

## 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

1 Knapp 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

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Preston

Period-from

01 Dec 2018

to

30 Nov 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

32 Boyne Street Coburg North VIC 3058	\$837,000	26-Oct-19
97 Spring Street Reservoir VIC 3073	\$855,000	07-Aug-19
50 Nicholson Street Coburg VIC 3058	\$863,500	22-Sep-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: 04 December 2019



**32 Boyne Street Coburg North VIC 3058** Sold Price **\$837,000** Sold Date **26-Oct-19**  
 Distance **1.1km**  
 3 beds 1 bathroom 1 car



**97 Spring Street Reservoir VIC 3073** Sold Price **\$855,000** Sold Date **07-Aug-19**  
 Distance **1.43km**  
 3 beds 1 bathroom 1 car



**50 Nicholson Street Coburg VIC 3058** Sold Price **\$863,500** Sold Date **22-Sep-19**  
 Distance **1.96km**  
 3 beds 1 bathroom 1 car

RS = Recent sale      UN = Undisclosed Sale

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