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<br>Including suburb and postcode | 9 HAY 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 | $820,000 | & | $900,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,210,000 | Property type | House | Suburb | Preston |
| Period-from | 01 Aug 2023 | to | 31 Jul 2024 | 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 |
|---|---|---|
| 98 RAGLAN STREET PRESTON VIC 3072 | $860,000 | 10-Aug-24 |
| 47 ALBERT STREET PRESTON VIC 3072 | $850,000 | 10-Jun-24 |
| 138 ALBERT STREET PRESTON VIC 3072 | $860,000 | 20-Jul-24 |

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: 21 August 2024

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**98 RAGLAN STREET PRESTON VIC 3072**

3 1 1

Sold Price RS $860,000 Sold Date 10-Aug-24

Distance 0.09km



**47 ALBERT STREET PRESTON VIC 3072**

3 1 1

Sold Price RS $850,000 Sold Date 10-Jun-24

Distance 0.72km



**138 ALBERT STREET PRESTON VIC 3072**

3 1 2

Sold Price RS $860,000 Sold Date 20-Jul-24

Distance 1.61km

**RS** = Recent sale **UN** = Undisclosed Sale

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