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	3 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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,150,000	Property type	House	Suburb	Preston
Period-from	01 Apr 2022	to	31 Mar 2023	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
9 ALFRED STREET PRESTON VIC 3072	$1,065,000	05-Nov-22
117 RAGLAN STREET PRESTON VIC 3072	$1,081,000	03-Nov-22
118 RAGLAN STREET PRESTON VIC 3072	$1,150,000	26-Feb-22

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: 26 April 2023

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9 ALFRED STREET PRESTON VIC 3072

3 1 1

Sold Price **$1,065,000** Sold Date **05-Nov-22**

Distance **0.06km**



117 RAGLAN STREET PRESTON VIC 3072

4 1 1

Sold Price **$1,081,000** Sold Date **03-Nov-22**

Distance **0.11km**



118 RAGLAN STREET PRESTON VIC 3072

2 1 1

Sold Price **$1,150,000** Sold Date **26-Feb-22**

Distance **0.18km**

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

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