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	9 DUDLEY 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	$1,380,000	&	$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,120,000	Property type	House	Suburb	Preston
Period-from	01 Aug 2022	to	31 Jul 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
7 WATSON STREET PRESTON VIC 3072	$1,425,000	14-Jul-23
19 WILLOW STREET PRESTON VIC 3072	$1,450,000	17-May-23
30 ERIN STREET PRESTON VIC 3072	$1,460,000	04-Mar-23

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: 16 August 2023

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7 WATSON STREET PRESTON VIC 3072

4 2 2

Sold Price RS **$1,425,000** Sold Date **14-Jul-23**

Distance **2.35km**



19 WILLOW STREET PRESTON VIC 3072

3 2 2

Sold Price **$1,450,000** Sold Date **17-May-23**

Distance **0.57km**



30 ERIN STREET PRESTON VIC 3072

4 2 2

Sold Price **$1,460,000** Sold Date **04-Mar-23**

Distance **0.47km**

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

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