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 GARNET 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	$750,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,160,000	Property type	House	Suburb	Preston
Period-from	01 Mar 2022	to	28 Feb 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
1 MARJORIE STREET PRESTON VIC 3072	$850,000	25-Feb-23
1 ERIC STREET PRESTON VIC 3072	$817,000	04-Feb-23
36 GARNET STREET PRESTON VIC 3072	$900,000	19-Nov-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: 29 March 2023

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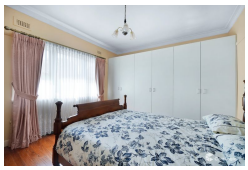

1 MARJORIE STREET PRESTON VIC 3072

3 1 2

Sold Price RS $850,000 Sold Date 25-Feb-23

Distance 1.35km



1 ERIC STREET PRESTON VIC 3072

3 1 1

Sold Price RS $817,000 Sold Date 04-Feb-23

Distance 2km



36 GARNET STREET PRESTON VIC 3072

4 1 2

Sold Price $900,000 Sold Date 19-Nov-22

Distance 0.29km

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

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