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	9/133 BRUCE 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	$385,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$577,500	Property type	Unit	Suburb	Preston
Period-from	01 Jun 2022	to	31 May 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
205/18 GILBERT ROAD PRESTON VIC 3072	$405,000	21-Mar-23
1/35 GREGORY GROVE PRESTON VIC 3072	$372,500	05-May-23
23/104 ST GEORGES ROAD PRESTON VIC 3072	$397,000	25-Jan-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: 13 June 2023

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205/18 GILBERT ROAD PRESTON VIC 3072

2 1 1

Sold Price **$405,000** Sold Date **21-Mar-23**

Distance **1.01km**

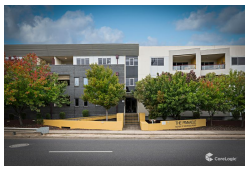


1/35 GREGORY GROVE PRESTON VIC 3072

2 1 1

Sold Price RS **$372,500** UN Sold Date **05-May-23**

Distance **2.03km**



23/104 ST GEORGES ROAD PRESTON VIC 3072

2 1 1

Sold Price **$397,000** Sold Date **25-Jan-23**

Distance **0.96km**

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

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