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	3/101 Raglan 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	$580,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Preston
Period-from	01 Jul 2020	to	30 Jun 2021	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
2/41 Albert Street Preston VIC 3072	$641,000	13-Feb-21
312/105 Dundas Street Preston VIC 3072	$641,000	08-May-21
14 Kallista Court Preston VIC 3072	$695,000	26-Jun-21

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: 14 July 2021

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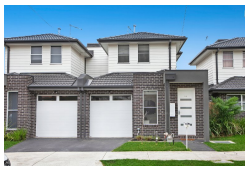
2/41 Albert Street Preston VIC 3072 Sold Price **$641,000** Sold Date **13-Feb-21**

2 1 1 Distance **0.64km**



312/105 Dundas Street Preston VIC 3072 Sold Price Sold Date **08-May-21**

2 1 1 Distance **0.85km**



14 Kallista Court Preston VIC 3072 Sold Price RS **$695,000** Sold Date **26-Jun-21**

2 1 1 Distance **1.2km**

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

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