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	4/99 Gower 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	$860,000	&	$940,000

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
1/129 Raglan Street Preston VIC 3072	$925,000	12-Feb-21
3/20 Bailey Avenue Preston VIC 3072	$900,000	22-Dec-20
7 Little Ruby Street Preston VIC 3072	$915,000	17-Mar-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.~~

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1/129 Raglan Street Preston VIC 3072

3 2 1

Sold Price **$925,000** Sold Date **12-Feb-21**

Distance **0.95km**



3/20 Bailey Avenue Preston VIC 3072

3 2 1

Sold Price **$900,000** Sold Date **22-Dec-20**

Distance **1.1km**



7 Little Ruby Street Preston VIC 3072

3 2 2

Sold Price **$915,000** Sold Date **17-Mar-21**

Distance **0.47km**

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

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