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	32 Mihil 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,160,000	Property type	Other	Suburb	Preston
Period-from	01 Nov 2020	to	31 Oct 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
123 Gower Street Preston VIC 3072	$1,165,000	15-Oct-21
23 Inverloch Street Preston VIC 3072	$1,105,000	15-Jul-21
218 Murray Road Preston VIC 3072	$1,180,000	13-Oct-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: 09 November 2021

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123 Gower Street Preston VIC 3072

3 1 3

Sold Price RS $1,165,000 Sold Date 15-Oct-21

Distance 0.86km

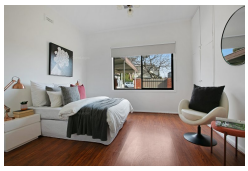


23 Inverloch Street Preston VIC 3072

3 1 1

Sold Price $1,105,000 Sold Date 15-Jul-21

Distance 1.03km



218 Murray Road Preston VIC 3072

5 3 2

Sold Price RS $1,180,000 Sold Date 13-Oct-21

Distance 1.25km

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

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