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	18/36 Benambra 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	$435,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$596,500	Property type	Unit	Suburb	Preston
Period-from	01 Sep 2020	to	31 Aug 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.

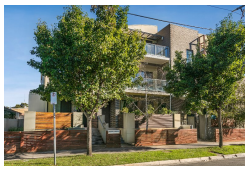
Address of comparable property	Price	Date of sale
5/63-65 Roseberry Avenue Preston VIC 3072	$475,000	01-May-21
104/212 Spring Street Reservoir VIC 3073	$440,000	20-May-21
10/40-42 Bakers Road Coburg North VIC 3058	$455,000	12-Jul-21

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: 13 September 2021

Josie Galati
P 9471 1100
M 0431621614
E jogalati@hockingstuart.com.au



5/63-65 Roseberry Avenue Preston VIC 3072

2 1 1

Sold Price **$475,000** Sold Date **01-May-21**

Distance **1.7km**



104/212 Spring Street Reservoir VIC 3073

2 1 1

Sold Price **$440,000** Sold Date **20-May-21**

Distance **2.03km**



10/40-42 Bakers Road Coburg North VIC 3058

2 1 1

Sold Price **$455,000** Sold Date **12-Jul-21**

Distance **2.21km**

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

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