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	86 Spring 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	$1,300,000	&	$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	House	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
130 Bruce Street Preston VIC 3072	$1,385,000	03-Jul-21
4 Gillingham Street Preston VIC 3072	$1,412,000	12-Jun-21
53 Madeline Street Preston VIC 3072	$1,362,000	05-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.~~

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130 Bruce Street Preston VIC 3072

3 1 2

Sold Price RS **$1,385,000** Sold Date **03-Jul-21**

Distance **1.63km**



4 Gillingham Street Preston VIC 3072

3 2 2

Sold Price RS **$1,412,000** Sold Date **12-Jun-21**

Distance **2.21km**



53 Madeline Street Preston VIC 3072

3 1 4

Sold Price RS **$1,362,000** Sold Date **05-Jun-21**

Distance **1.7km**

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

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