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	123 Bruce 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	$1,600,000	&	$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,180,000	Property type	House	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
100 Regent Street Preston VIC 3072	$1,755,000	18-Oct-21
30 Erval Avenue Preston VIC 3072	$1,660,000	30-Oct-21
46 Gordon Grove Preston VIC 3072	$1,730,000	19-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: 18 November 2021

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100 Regent Street Preston VIC 3072

4 2 2

Sold Price RS $1,755,000 Sold Date 18-Oct-21

Distance 1.39km

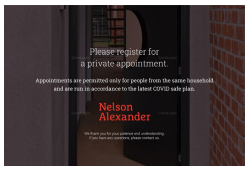


30 Erval Avenue Preston VIC 3072

4 2 2

Sold Price RS $1,660,000 Sold Date 30-Oct-21

Distance 1.82km



46 Gordon Grove Preston VIC 3072

4 2 2

Sold Price RS $1,730,000 Sold Date 19-Oct-21

Distance 2.72km

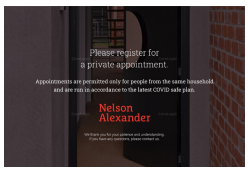


19 Jessie Street Preston VIC 3072

3 1 1

Sold Price RS $1,665,000 Sold Date 21-Aug-21

Distance 0.3km



10 Orient Grove Preston VIC 3072

3 1 2

Sold Price RS UN - Sold Date 02-Oct-21

Distance 0.34km



4 Birch Street Preston VIC 3072

3 1 1

Sold Price Sold Date 20-Oct-21

Distance 0.36km

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

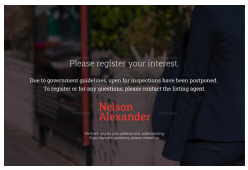
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5 Ventnor Street Preston VIC 3072 Sold Price **$1,709,000** Sold Date **27-Aug-21**

3 1 2 Distance **0.88km**



20 Grampian Street Preston VIC 3072 Sold Price **$2,150,000** Sold Date **01-Jun-21**

4 2 2 Distance **0.89km**



20 Halwyn Crescent Preston VIC 3072 Sold Price **$1,668,000** Sold Date **03-May-21**

3 1 1 Distance **0.95km**



10 Pender Street Preston VIC 3072 Sold Price RS **$1,830,000** Sold Date **02-Oct-21**

3 2 2 Distance **1.87km**



10 Victoria Street Preston VIC 3072 Sold Price RS **$2,010,000** Sold Date **28-Sep-21**

3 2 2 Distance **2.56km**

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

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