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	7/36 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	$360,000	~~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
3/36 Benambra Street Preston VIC 3072	$360,000	14-May-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



3/36 Benambra Street Preston VIC 3072

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Sold Price **$360,000** Sold Date **14-May-21**

Distance **-**

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

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