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	1/3 Burkitt Court 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	$725,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,850	Property type	Unit	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
34 Eisenhower Street Reservoir VIC 3073	$715,000	15-Nov-21
1A Ambon Street Preston VIC 3072	$705,000	11-Nov-21
2/84 Miranda Road Reservoir VIC 3073	$720,000	23-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: 30 November 2021

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34 Eisenhower Street Reservoir VIC 3073

3 1 2

Sold Price RS $715,000 UN

Sold Date 15-Nov-21

Distance 0.51km



1A Ambon Street Preston VIC 3072

2 1 1

Sold Price RS $705,000

Sold Date 11-Nov-21

Distance 0.57km



2/84 Miranda Road Reservoir VIC 3073

3 1 2

Sold Price $720,000

Sold Date 23-Oct-21

Distance 3.11km

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

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