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	9/4-6 SHEFFIELD 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	$250,000	&	$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$611,750	Property type	Unit	Suburb	Preston
Period-from	01 Jul 2021	to	30 Jun 2022	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
16/2-6 ALICE STREET COBURG VIC 3058	$260,000	21-Jun-22
3/2A HAWKER AVENUE PRESTON VIC 3072	$250,000	19-May-22
8/115 SHAFTESBURY PARADE THORNBURY VIC 3071	$280,000	11-Mar-22

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: 05 July 2022

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16/2-6 ALICE STREET COBURG VIC 3058

1 1 1

Sold Price RS **$260,000** Sold Date **21-Jun-22**

Distance **3.42km**



3/2A HAWKER AVENUE PRESTON VIC 3072

1 1 -

Sold Price **$250,000** Sold Date **19-May-22**

Distance **-**



8/115 SHAFTESBURY PARADE THORNBURY VIC 3071

1 1 1

Sold Price **$280,000** Sold Date **11-Mar-22**

Distance **-**

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

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