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	3/101 RAGLAN 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	$560,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	Unit	Suburb	Preston
Period-from	01 Jan 2023	to	31 Dec 2023	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
4/226 GOWER STREET PRESTON VIC 3072	$600,000	09-Oct-23
3/94 WOOD STREET PRESTON VIC 3072	$555,000	16-Oct-23
2/1 BAILEY AVENUE PRESTON VIC 3072	$590,000	15-Jan-24

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: 29 January 2024

Joe Ledda
P 9471 1100
M 0418176858
E jledda@hockingstuart.com.au



4/226 GOWER STREET PRESTON VIC 3072

2 1 1

Sold Price RS $600,000 Sold Date 09-Oct-23

Distance 1.48km



3/94 WOOD STREET PRESTON VIC 3072

2 1 1

Sold Price $555,000 Sold Date 16-Oct-23

Distance 1.82km



2/1 BAILEY AVENUE PRESTON VIC 3072

2 1 1

Sold Price RS $590,000 Sold Date 15-Jan-24

Distance 0.4km

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

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