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	9/36 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~~		or range between	$330,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Preston
Period-from	01 Aug 2023	to	31 Jul 2024	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
9/115 HIGH STREET PRESTON VIC 3072	$345,000	29-Mar-24
11/102-106 ST GEORGES ROAD PRESTON VIC 3072	$365,000	21-Jun-24
1/400 MURRAY ROAD PRESTON VIC 3072	$360,000	14-Jun-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: 13 August 2024

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9/115 HIGH STREET PRESTON VIC 3072

1 1 1

Sold Price $345,000 Sold Date 29-Mar-24

Distance 2.2km



11/102-106 ST GEORGES ROAD PRESTON VIC 3072

1 1 -

Sold Price RS $365,000 Sold Date 21-Jun-24

Distance -



1/400 MURRAY ROAD PRESTON VIC 3072

1 1 1

Sold Price $360,000 Sold Date 14-Jun-24

Distance 1.08km

RS = Recent sale UN = Undisclosed Sale

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