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	510A/6 CLINCH AVENUE 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	$385,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$622,500	Property type	Unit	Suburb	Preston
Period-from	01 Nov 2023	to	31 Oct 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.

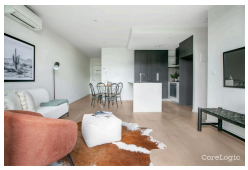
Address of comparable property	Price	Date of sale
108/105 DUNDAS STREET PRESTON VIC 3072	$385,000	21-Sep-24
403A/6 CLINCH AVENUE PRESTON VIC 3072	$382,000	02-Sep-24
401/10 CLINCH AVENUE PRESTON VIC 3072	$392,000	28-May-24

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: 21 November 2024

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108/105 DUNDAS STREET PRESTON VIC 3072

1 1 -

Sold Price **$385,000** Sold Date **21-Sep-24**

Distance **1.95km**

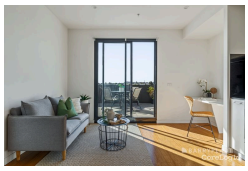


403A/6 CLINCH AVENUE PRESTON VIC 3072

1 1 1

Sold Price **$382,000** Sold Date **02-Sep-24**

Distance **0km**



401/10 CLINCH AVENUE PRESTON VIC 3072

1 1 -

Sold Price **$392,000** Sold Date **28-May-24**

Distance **0.03km**

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

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