

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

1/38 Eton 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

\$708,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2020

to

31 Mar 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

3/114 Gower Street Preston VIC 3072	\$710,500	14-Mar-20
6/153-155 Raglan Street Preston VIC 3072	\$683,500	17-Nov-20
4/20 Bailey Avenue Preston VIC 3072	\$705,000	09-Nov-19

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: 26 April 2021



3/114 Gower Street Preston VIC 3072

2 1 1

Sold Price

\$710,500

Sold Date **14-Mar-20**

Distance **0.28km**



6/153-155 Raglan Street Preston VIC 3072

2 1 2

Sold Price

\$683,500

Sold Date **17-Nov-20**

Distance **1km**



4/20 Bailey Avenue Preston VIC 3072

2 1 1

Sold Price

\$705,000

Sold Date **09-Nov-19**

Distance **1.02km**



2/23 Bailey Avenue Preston VIC 3072

2 2 1

Sold Price

\$690,000

Sold Date **06-Nov-19**

Distance **1.1km**



4/22 Newcastle Street Preston VIC 3072

2 1 2

Sold Price

\$680,000

Sold Date **14-Mar-20**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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