

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 Arnold 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

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Preston

Period-from

01 Oct 2019

to

30 Sep 2020

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

7 Sapphire Street Preston VIC 3072	\$1,047,000	29-Feb-20
38 Gordon Grove Preston VIC 3072	\$975,000	29-Feb-20
4 Fitzroy Street Preston VIC 3072	\$1,170,000	01-Jul-20

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: 17 October 2020



7 Sapphire Street Preston VIC 3072 Sold Price **\$1,047,000** Sold Date **29-Feb-20**

 3  1  3

Distance **1.21km**



38 Gordon Grove Preston VIC 3072 Sold Price **\$975,000** Sold Date **29-Feb-20**

 3  2  1

Distance **1.26km**



4 Fitzroy Street Preston VIC 3072 Sold Price **\$1,170,000** Sold Date **01-Jul-20**

 3  1  1

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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