

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

10/1 LUNETTE 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

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Preston

Period-from

01 Sep 2022

to

31 Aug 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

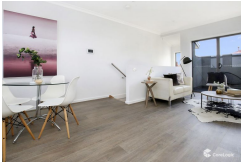
Date of sale

2/2 TRUDGEON AVENUE RESERVOIR VIC 3073	\$594,000	01-Apr-23
5/492 PLENTY ROAD PRESTON VIC 3072	\$660,000	18-May-23
908/35 PLENTY ROAD PRESTON VIC 3072	\$610,000	03-May-23

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 September 2023

**2/2 TRUDGEON AVENUE
RESERVOIR VIC 3073**

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Sold Price **\$594,000** Sold Date **01-Apr-23**Distance **0.34km****5/492 PLENTY ROAD PRESTON
VIC 3072**

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Sold Price **\$660,000** Sold Date **18-May-23**Distance **0.78km****908/35 PLENTY ROAD PRESTON
VIC 3072**

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Sold Price **\$610,000** Sold Date **03-May-23**Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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