

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

161 RAGLAN 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

\$1,240,000

&

\$1,340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Preston

Period-from

01 Apr 2023

to

31 Mar 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

5 MALPAS STREET PRESTON VIC 3072	\$1,240,000	19-Feb-24
21 MIHIL STREET PRESTON VIC 3072	\$1,202,500	18-Nov-23
27 BRONTE STREET HEIDELBERG VIC 3084	\$1,300,000	25-Feb-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: 30 April 2024

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5 MALPAS STREET PRESTON VIC 3072

3 1 4

Sold Price

\$1,240,000

Sold Date

19-Feb-24

Distance

1.98km



21 MIHIL STREET PRESTON VIC 3072

3 1 2

Sold Price

\$1,202,500

Sold Date

18-Nov-23

Distance

0.14km



27 BRONTE STREET HEIDELBERG VIC 3084

3 1 1

Sold Price

\$1,300,000

Sold Date

25-Feb-23

Distance

4.35km



40 STOREY ROAD RESERVOIR VIC 3073

3 1 2

Sold Price

^{RS}\$1,250,000^{UN}

Sold Date

25-Mar-24

Distance

3.05km

RS = Recent sale

UN = Undisclosed Sale

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