

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

17 EMERALD 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

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,115,000

Property type

House

Suburb

Preston

Period-from

01 Jun 2022

to

31 May 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

14 WALTON AVENUE PRESTON VIC 3072	\$876,100	24-Apr-23
201 ORIEL ROAD HEIDELBERG WEST VIC 3081	\$816,000	20-May-23
16 KATHLEEN STREET PRESTON VIC 3072	\$882,000	15-Apr-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: 23 June 2023



**14 WALTON AVENUE PRESTON
VIC 3072**

2 1 1

Sold Price **\$876,100** Sold Date **24-Apr-23**

Distance **0.76km**



**201 ORIEL ROAD HEIDELBERG
WEST VIC 3081**

2 1 2

Sold Price ^{RS} **\$816,000** Sold Date **20-May-23**

Distance **2.12km**



**16 KATHLEEN STREET PRESTON
VIC 3072**

2 1 4

Sold Price **\$882,000** Sold Date **15-Apr-23**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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