

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

2/1 BAILEY 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

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

1/9 VICTORIA STREET PRESTON VIC 3072	\$653,000	24-Jul-23
3/1 CORMAC STREET PRESTON VIC 3072	\$626,000	28-Mar-23
3/22 AMBON STREET PRESTON VIC 3072	\$620,000	30-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: 18 September 2023

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**1/9 VICTORIA STREET PRESTON
VIC 3072**

2 1 1

Sold Price ^{RS} **\$653,000** ^{UN} Sold Date **24-Jul-23**

Distance **0.09km**



**3/1 CORMAC STREET PRESTON
VIC 3072**

2 1 1

Sold Price **\$626,000** Sold Date **28-Mar-23**

Distance **0.41km**



**3/22 AMBON STREET PRESTON
VIC 3072**

2 1 1

Sold Price **\$620,000** Sold Date **30-May-23**

Distance **2.25km**



**1/444 PLENTY ROAD PRESTON VIC
3072**

2 1 1

Sold Price **\$590,000** Sold Date **12-May-23**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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