

## 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

2/27 SUSSEX STREET PRESTON VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Preston

Period-from

01 Jun 2023

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 8/45-47 COLLINS STREET THORBURY VIC 3071 | \$645,000 | 05-May-24 |
| 1/18 KEON STREET THORBURY VIC 3071       | \$705,000 | 30-May-24 |
| 2/64 BEAUCHAMP STREET PRESTON VIC 3072   | \$717,000 | 16-Mar-24 |

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: 11 June 2024



**8/45-47 COLLINS STREET  
THORNBURY VIC 3071**

2 1 -

Sold Price <sup>RS</sup> **\$645,000** Sold Date **05-May-24**

Distance **0.71km**



**1/18 KEON STREET THORNBURY  
VIC 3071**

2 1 -

Sold Price <sup>RS</sup> **\$705,000**<sup>UN</sup> Sold Date **30-May-24**

Distance **1.7km**



**2/64 BEAUCHAMP STREET  
PRESTON VIC 3072**

2 1 1

Sold Price <sup>RS</sup> **\$717,000** Sold Date **16-Mar-24**

Distance **1.79km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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