

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 MAY 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

\$1,700,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,115,000

Property type

House

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

13 REIDFORD AVENUE PRESTON VIC 3072	\$1,745,000	01-Apr-23
6 MARJORIE STREET PRESTON VIC 3072	\$1,725,000	23-Mar-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: 20 September 2023



**13 REIDFORD AVENUE PRESTON
VIC 3072**

Sold Price

\$1,745,000

Sold Date

01-Apr-23

 4  3  2

Distance

0.66km



**6 MARJORIE STREET PRESTON VIC
3072**

Sold Price

\$1,725,000

Sold Date

23-Mar-23

 5  3  2

Distance

2.02km

RS = Recent sale

UN = Undisclosed Sale

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