

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

24B HODSON 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,115,000

Property type

Other

Suburb

Preston

Period-from

01 Oct 2022

to

30 Sep 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

28 GARNET STREET PRESTON VIC 3072	\$1,317,500	26-Aug-23
92A RAGLAN STREET PRESTON VIC 3072	\$1,440,000	27-Jun-23
24B SHAKESPEARE AVENUE PRESTON VIC 3072	\$1,780,000	22-Sep-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: 03 October 2023

**28 GARNET STREET PRESTON VIC 3072**

Sold Price

^{RS} **\$1,317,500**Sold Date **26-Aug-23**

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Distance **2.03km****92A RAGLAN STREET PRESTON VIC 3072**

Sold Price

\$1,440,000Sold Date **27-Jun-23**

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Distance **3.55km****24B SHAKESPEARE AVENUE PRESTON VIC 3072**

Sold Price

^{RS} **\$1,780,000**Sold Date **22-Sep-23**

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Distance **2.51km****RS** = Recent sale**UN** = Undisclosed Sale

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