

## 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

2B BRANSGROVE 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,115,000

Property type

House

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

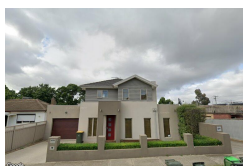
Date of sale

1/69 MCNAMARA STREET PRESTON VIC 3072	\$1,000,000	07-Oct-23
1/7-9 SUSSEX STREET PRESTON VIC 3072	\$1,060,000	26-Jul-23
2/15 MALCOLM STREET PRESTON VIC 3072	\$1,111,000	22-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: 19 October 2023



**1/69 MCNAMARA STREET  
PRESTON VIC 3072**

3 2 1

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **07-Oct-23**

Distance **3.32km**



**1/7-9 SUSSEX STREET PRESTON  
VIC 3072**

3 2 -

Sold Price **\$1,060,000** Sold Date **26-Jul-23**

Distance **0.47km**



**2/15 MALCOLM STREET PRESTON  
VIC 3072**

3 2 1

Sold Price <sup>RS</sup> **\$1,111,000** Sold Date **22-Apr-23**

Distance **3.09km**

RS = Recent sale

UN = Undisclosed Sale

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