

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

3/101 RAGLAN 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

House

Suburb

Preston

Period-from

01 Jul 2022

to

30 Jun 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

5/397 MURRAY ROAD PRESTON VIC 3072	\$690,250	07-Jun-23
3/18 CORMAC STREET PRESTON VIC 3072	\$700,000	12-Jul-23
11/30-32 LYONSVILLE AVENUE PRESTON VIC 3072	\$665,000	14-Jul-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: 26 July 2023

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**5/397 MURRAY ROAD PRESTON
VIC 3072**

2 2 1

Sold Price

^{RS}

\$690,250

Sold Date

07-Jun-23

Distance

2.79km



**3/18 CORMAC STREET PRESTON
VIC 3072**

2 1 1

Sold Price

^{RS}

\$700,000

^{UN}

Sold Date

12-Jul-23

Distance

0.61km



**11/30-32 LYONSVILLE AVENUE
PRESTON VIC 3072**

2 2 1

Sold Price

^{RS}

\$665,000

Sold Date

14-Jul-23

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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