

## 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

3/105-107 REGENT 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

\$625,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Preston

Period-from

01 Apr 2023

to

31 Mar 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

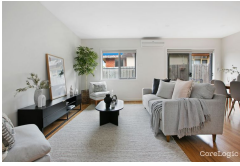
Date of sale

4/83 SPRING STREET RESERVOIR VIC 3073	\$670,000	20-Feb-24
5/72 BRUCE STREET PRESTON VIC 3072	\$655,000	18-Nov-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 April 2024

**4/83 SPRING STREET RESERVOIR  
VIC 3073**2  1  1 

Sold Price

**\$670,000**

Sold Date

**20-Feb-24**

Distance

**0.53km****5/72 BRUCE STREET PRESTON VIC  
3072**2  1  1 

Sold Price

RS

**\$655,000**

Sold Date

**18-Nov-23**

Distance

**1.22km**

RS = Recent sale

UN = Undisclosed Sale

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