

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

3/5 GREGORY GROVE 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

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

1/1 MARTIN STREET PRESTON VIC 3072	\$982,000	15-Apr-23
5/7-9 SUSSEX STREET PRESTON VIC 3072	\$875,000	21-Jun-23
2/80 NORTHERNHAY STREET RESERVOIR VIC 3073	\$860,000	08-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: 05 October 2023



1/1 MARTIN STREET PRESTON VIC 3072

Sold Price

\$982,000

Sold Date

15-Apr-23

 3  2  2

Distance

0.44km



5/7-9 SUSSEX STREET PRESTON VIC 3072

Sold Price

\$875,000

Sold Date

21-Jun-23

 3  1  1

Distance

1.61km



2/80 NORTHERNHAY STREET RESERVOIR VIC 3073

Sold Price

^{RS} **\$860,000**

Sold Date

08-Sep-23

 3  2  1

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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