

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

301A/6 CLINCH AVENUE 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

\$370,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

Suburb

Preston

Period-from

01 Nov 2022

to

31 Oct 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

310/10 CLINCH AVENUE PRESTON VIC 3072	\$375,000	15-Oct-23
18/122 HIGH STREET PRESTON VIC 3072	\$380,000	24-Aug-23
310/43-53 HIGH STREET PRESTON VIC 3072	\$390,000	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: 22 November 2023



**310/10 CLINCH AVENUE PRESTON
VIC 3072**

 1  1  1

Sold Price

^{RS}

\$375,000

Sold Date

15-Oct-23

Distance

0.03km



**18/122 HIGH STREET PRESTON VIC
3072**

 1  1  1

Sold Price

\$380,000

Sold Date

24-Aug-23

Distance

1.18km



**310/43-53 HIGH STREET PRESTON
VIC 3072**

 1  1  1

Sold Price

^{RS}

\$390,000

Sold Date

22-Sep-23

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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