## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale							
4/4 AUSTRAL AVENUE PRESTON VIC 3072							
	c.gov.a	u/underquotin	g (*D	elete single pric	e or range a	as applicable)	
		or range between		\$730,000	&	\$780,000	
Median sale price (*Delete house or unit as applicable)							
\$520,000	Property type			Unit	Suburb	Preston	
01 Jan 2023	to	to 31 Dec 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							
	pplicable)  \$520,000  01 Jan 2023  sales (*Delete Are properties sold with ant's representative	2/4 AUSTRAL AVEN  De see consumer.vic.gov.a  pplicable)  \$520,000 Prop  01 Jan 2023 to  sales (*Delete A or B is  properties sold within two nt's representative consider	4/4 AUSTRAL AVENUE PRESTOR  ce see consumer.vic.gov.au/underquotin	4/4 AUSTRAL AVENUE PRESTON V  ce see consumer.vic.gov.au/underquoting (*D  or range between  pplicable)  \$520,000  Property type  01 Jan 2023  to 31 Dec 2023  sales (*Delete A or B below as applice properties sold within two kilometres of the part's representative considers to be most compared.	2/4 AUSTRAL AVENUE PRESTON VIC 3072  December 2009 and Jan 2023 to 31 Dec 2023 Source  Sales (*Delete A or B below as applicable)  The properties sold within two kilometres of the property for sale int's representative considers to be most comparable to the property in the property of the property of the property of the property in the property of the property in the property of the property for sale in the property of the pro	4/4 AUSTRAL AVENUE PRESTON VIC 3072  ce see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$730,000 &  pplicable)  \$520,000 Property type Unit Suburb  01 Jan 2023 to 31 Dec 2023 Source  sales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the last 6 ort's representative considers to be most comparable to the property for s	

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: 29 January 2024



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