

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

42 RAILWAY PLACE EAST 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

\$830,000

&

\$910,000

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

9/52 CLYDE STREET THORNBURY VIC 3071	\$970,000	09-May-23
5/7-9 SUSSEX STREET PRESTON VIC 3072	\$875,000	21-Jun-23
21 SINNOTT STREET PRESTON VIC 3072	\$840,000	14-Oct-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: 19 October 2023



**9/52 CLYDE STREET THORNBURY
 VIC 3071**

2 1 1

Sold Price

\$970,000

Sold Date **09-May-23**

Distance **1.84km**



**5/7-9 SUSSEX STREET PRESTON
 VIC 3072**

3 1 1

Sold Price

\$875,000

Sold Date **21-Jun-23**

Distance **1.36km**



**21 SINNOTT STREET PRESTON VIC
 3072**

2 2 1

Sold Price

^{RS} **\$840,000**

Sold Date **14-Oct-23**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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