

## 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

5/21-23 CORMAC 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

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

Suburb

Preston

Period-from

01 Dec 2022

to

30 Nov 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

1/10 FURZER STREET PRESTON VIC 3072	\$775,000	11-Nov-23
2/45 AUSTRAL AVENUE PRESTON VIC 3072	\$770,000	28-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: 05 December 2023



**1/10 FURZER STREET PRESTON  
VIC 3072**

2 1 1

Sold Price

<sup>RS</sup> **\$775,000**

Sold Date

**11-Nov-23**

Distance

**3.3km**



**2/45 AUSTRAL AVENUE PRESTON  
VIC 3072**

2 1 1

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date

**28-Oct-23**

Distance

**1.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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