

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

6/15 CLIFTON 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,185,000

Property type

House

Suburb

Preston

Period-from

01 Jul 2023

to

30 Jun 2024

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

306/7 WARRS AVENUE PRESTON VIC 3072	\$513,000	20-Mar-24
3/101 RAGLAN STREET PRESTON VIC 3072	\$545,000	27-Mar-24
4/101 RAGLAN STREET PRESTON VIC 3072	\$550,000	14-Mar-24

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: 09 July 2024

**306/7 WARRS AVENUE PRESTON
VIC 3072**

2 1 1

Sold Price

\$513,000Sold Date **20-Mar-24**Distance **0.74km****3/101 RAGLAN STREET PRESTON
VIC 3072**

2 1 1

Sold Price

\$545,000Sold Date **27-Mar-24**Distance **1.63km****4/101 RAGLAN STREET PRESTON
VIC 3072**

2 1 1

Sold Price

\$550,000Sold Date **14-Mar-24**Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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