

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

7/57 REGENT STREET 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

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

8/5 ASCOT STREET PRESTON VIC 3072	\$605,000	20-Mar-24
4/9-11 WILD STREET RESERVOIR VIC 3073	\$575,000	29-Jun-24
1/2 STATION STREET RESERVOIR VIC 3073	\$585,000	15-Dec-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.~~

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8/5 ASCOT STREET PRESTON VIC 3072

Sold Price **\$605,000** Sold Date **20-Mar-24**

1 1 -

Distance **2.51km**



4/9-11 WILD STREET RESERVOIR VIC 3073

Sold Price ^{RS} **\$575,000** Sold Date **29-Jun-24**

2 1 1

Distance **0.56km**



1/2 STATION STREET RESERVOIR VIC 3073

Sold Price **\$585,000** Sold Date **15-Dec-23**

2 1 1

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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