

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

801/5 BLANCH 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

\$410,000

&

\$450,000

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

312/5 BLANCH STREET PRESTON VIC 3072	\$445,000	08-Apr-24
6/466 BELL STREET PRESTON VIC 3072	\$420,000	25-Jun-24
25/93-103 HIGH STREET PRESTON VIC 3072	\$420,000	14-Feb-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: 05 July 2024

DYNAMIC

RESIDENTIAL

Andrew Wu

M + 61 413 373 371

E awu@dynamicresidential.com.au



**312/5 BLANCH STREET PRESTON
VIC 3072**

Sold Price

\$445,000

Sold Date **08-Apr-24**

 2  2  1

Distance

0km



**6/466 BELL STREET PRESTON VIC
3072**

Sold Price

^{RS} **\$420,000**

Sold Date **25-Jun-24**

 2  1  -

Distance

0.37km



**25/93-103 HIGH STREET PRESTON
VIC 3072**

Sold Price

\$420,000

Sold Date **14-Feb-24**

 2  1  -

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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