

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

3/38 Eton 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,050

Property type

Other

Suburb

Preston

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/15 Percival Street Preston VIC 3072	\$750,000	10-Dec-21
2/160 Wood Street Preston VIC 3072	\$650,000	22-Sep-21

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: 31 January 2022

**1/15 Percival Street Preston VIC
3072**

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Sold Price

^{RS}**\$750,000**

Sold Date

10-Dec-21

Distance

1.81km**2/160 Wood Street Preston VIC
3072**

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Sold Price

\$650,000

Sold Date

22-Sep-21

Distance

1.06km**RS** = Recent sale**UN** = Undisclosed Sale

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