

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

2/10 BELGROVE 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

\$875,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Preston

Period-from

01 Jun 2021

to

31 May 2022

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

3/10 BELGROVE STREET PRESTON VIC 3072	\$958,000	18-Jun-22
1/30-32 LYONSVILLE AVENUE PRESTON VIC 3072	\$910,000	14-May-22
8/106 DAVID STREET PRESTON VIC 3072	\$945,000	09-Apr-22

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: 29 June 2022



3/10 BELGROVE STREET PRESTON VIC 3072 Sold Price ^{RS} **\$958,000** Sold Date **18-Jun-22**

 -  -  -

Distance -



1/30-32 LYONSVILLE AVENUE PRESTON VIC 3072 Sold Price ^{RS} **\$910,000** Sold Date **14-May-22**

 3  2  2

Distance **0.87km**



8/106 DAVID STREET PRESTON VIC 3072 Sold Price **\$945,000** Sold Date **09-Apr-22**

 3  2  2

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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