

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

2/69 MCNAMARA 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Preston

Period-from

01 May 2021

to

30 Apr 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

2/15 SYMONS STREET PRESTON VIC 3072	\$800,000	20-Mar-21
3/1-3 IDA STREET COBURG NORTH VIC 3058	\$790,000	26-Jun-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: 09 May 2022

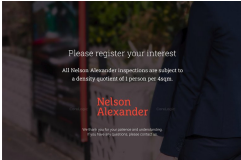


**2/15 SYMONS STREET PRESTON
 VIC 3072**

 2  1  1

Sold Price **\$800,000** Sold Date **20-Mar-21**

Distance **0.43km**



**3/1-3 IDA STREET COBURG NORTH
 VIC 3058**

 2  1  1

Sold Price **\$790,000** Sold Date **26-Jun-21**

Distance **1.66km**

RS = Recent sale UN = Undisclosed Sale

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