

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 Brown 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

\$1,650,000

&

\$1,720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,047,000

Property type

House

Suburb

Preston

Period-from

01 Jan 2020

to

31 Dec 2020

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

Address of comparable property	Price	Date of sale
6 Goldsmith Avenue Preston VIC 3072	\$1,705,000	23-Nov-20

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: 27 January 2021

**6 Goldsmith Avenue Preston VIC 3072**

Sold Price

\$1,705,000

Sold Date

23-Nov-20

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2



1

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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