

## 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

2/27 SUSSEX STREET PRESTON VIC 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### 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

1/18 KEON STREET THORNBURY VIC 3071	\$705,000	30-May-24
2/64 BEAUCHAMP STREET PRESTON VIC 3072	\$717,000	16-Mar-24
5/21-23 CORMAC STREET PRESTON VIC 3072	\$750,000	04-May-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: 02 July 2024



**1/18 KEON STREET THORNBURY  
VIC 3071**

2 1 -

Sold Price <sup>RS</sup> **\$705,000** <sup>UN</sup> Sold Date **30-May-24**

Distance **1.7km**



**2/64 BEAUCHAMP STREET  
PRESTON VIC 3072**

2 1 1

Sold Price <sup>RS</sup> **\$717,000** Sold Date **16-Mar-24**

Distance **1.79km**



**5/21-23 CORMAC STREET  
PRESTON VIC 3072**

2 1 1

Sold Price **\$750,000** Sold Date **04-May-24**

Distance **0.58km**

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

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