

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

6/153 Raglan Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

Median sale price

Median price \$592,500

Property Type Unit

Suburb Preston

Period - From 01/10/2019

to 30/09/2020

Source REIV

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 six 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	2/65 Pender St PRESTON 3072	\$655,000	18/07/2020
2	2/32 Gooch St THORNBURY 3071	\$680,000	11/08/2020
3	5/37 Collins St THORNBURY 3071	\$625,000	28/06/2020

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 six months.~~

This Statement of Information was prepared on:

16/10/2020 10:21



 2  1  1

Property Type: Villa

Agent Comments

Comparable Properties



2/65 Pender St PRESTON 3072 (REI/VG)

Agent Comments

 2  1  1

Price: \$655,000

Method: Auction Sale

Date: 18/07/2020

Rooms: 3

Property Type: Unit



2/32 Gooch St THORNBURY 3071 (REI/VG)

Agent Comments

 2  1  1

Price: \$680,000

Method: Sold Before Auction

Date: 11/08/2020

Property Type: Apartment



5/37 Collins St THORNBURY 3071 (REI/VG)

Agent Comments

 2  1  1

Price: \$625,000

Method: Sold Before Auction

Date: 28/06/2020

Property Type: Apartment