

## 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

80 MALPAS 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Preston

Period-from

01 Dec 2023

to

30 Nov 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 45 KATHLEEN STREET PRESTON VIC 3072 | \$1,111,000 | 04-Jul-24 |
| 216 GOWER STREET PRESTON VIC 3072   | \$1,130,000 | 14-Jun-24 |
| 18 KATHLEEN STREET PRESTON VIC 3072 | \$1,125,000 | 28-Jul-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: 09 December 2024



**45 KATHLEEN STREET PRESTON  
VIC 3072**

3 1 -

Sold Price

**\$1,111,000**

Sold Date

**04-Jul-24**

Distance

**0.58km**



**216 GOWER STREET PRESTON VIC  
3072**

3 1 1

Sold Price

**\$1,130,000**

Sold Date

**14-Jun-24**

Distance

**0.97km**



**18 KATHLEEN STREET PRESTON  
VIC 3072**

3 1 -

Sold Price

**\$1,125,000**

Sold Date

**28-Jul-24**

Distance

**0.75km**



**60 MALPAS STREET PRESTON VIC  
3072**

3 1 2

Sold Price

<sup>RS</sup> **\$1,225,000**

Sold Date

**02-Nov-24**

Distance

**0.17km**

RS = Recent sale

UN = Undisclosed Sale

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