

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

6/1 BAILEY AVENUE 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

Suburb

Preston

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/166 RAGLAN STREET PRESTON VIC 3072	\$719,000	04-Aug-23
3/166 RAGLAN STREET PRESTON VIC 3072	\$740,000	13-May-23
1/137-139 FLINDERS STREET THORNbury VIC 3071	\$695,000	09-Sep-23

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: 24 October 2023



**2/166 RAGLAN STREET PRESTON
VIC 3072**

Sold Price

^{RS}

\$719,000

Sold Date **04-Aug-23**

2

1

1

Distance

0.37km



**3/166 RAGLAN STREET PRESTON
VIC 3072**

Sold Price

\$740,000

Sold Date **13-May-23**

2

1

1

Distance

0.37km



**1/137-139 FLINDERS STREET
THORBURY VIC 3071**

Sold Price

\$695,000

Sold Date **09-Sep-23**

2

1

1

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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