

## 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

4/68 BRUCE 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

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Preston

Period-from

01 May 2023

to

30 Apr 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

1/2 STATION STREET RESERVOIR VIC 3073	\$585,000	15-Dec-23
3/6 MOUNT STREET PRESTON VIC 3072	\$630,000	19-Apr-24
3/427-435 GILBERT ROAD PRESTON VIC 3072	\$610,000	21-Dec-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: 13 May 2024



**1/2 STATION STREET RESERVOIR  
VIC 3073**

2 1 1

Sold Price

**\$585,000**

Sold Date

**15-Dec-23**

Distance

**1.62km**



**3/6 MOUNT STREET PRESTON VIC  
3072**

2 1 -

Sold Price

<sup>RS</sup> **\$630,000** <sup>UN</sup>

Sold Date

**19-Apr-24**

Distance

**0.47km**



**3/427-435 GILBERT ROAD  
PRESTON VIC 3072**

2 1 1

Sold Price

**\$610,000**

Sold Date

**21-Dec-23**

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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