

## 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

6/4 AUSTRAL AVENUE PRESTON VIC 3072

### Indicative selling price

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

Single Price

\$730,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Preston

Period-from

01 Mar 2023

to

29 Feb 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

17C DALGETY STREET PRESTON VIC 3072	\$750,000	22-Sep-22
4/4 AUSTRAL AVENUE PRESTON VIC 3072	\$720,000	01-Mar-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: 03 March 2024

**17C DALGETY STREET PRESTON  
VIC 3072** 2  2  2

Sold Price

**\$750,000**

Sold Date

**22-Sep-22**

Distance

**1.16km****4/4 AUSTRAL AVENUE PRESTON  
VIC 3072** 2  2  2

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**01-Mar-24**

Distance

**0km****RS** = Recent sale**UN** = Undisclosed Sale

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