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	301/95 WILCOX STREET 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	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Preston
Period-from	01 Oct 2023	to	30 Sep 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
203/356 BELL STREET PRESTON VIC 3072	$510,000	04-Sep-24
36/122 HIGH STREET PRESTON VIC 3072	$535,100	13-May-24
305/9 HIGH STREET PRESTON VIC 3072	$526,000	07-Jun-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: 29 October 2024

Lisa Suryawan
P 1300884168
M 0450540168
E lisa.s@xynergy.com.au

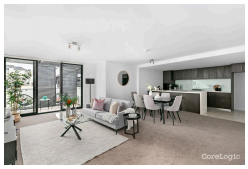


203/356 BELL STREET PRESTON VIC 3072

2 2 1

Sold Price **$510,000** Sold Date **04-Sep-24**

Distance **1.03km**



36/122 HIGH STREET PRESTON VIC 3072

2 2 1

Sold Price **$535,100** Sold Date **13-May-24**

Distance **1.32km**



305/9 HIGH STREET PRESTON VIC 3072

2 2 -

Sold Price **$526,000** Sold Date **07-Jun-24**

Distance **1.8km**

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

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