

## 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

21 GRANGE STREET 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

or range  
between

\$1,800,000

&

\$1,880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,204,250

Property type

House

Suburb

Preston

Period-from

01 Sep 2023

to

31 Aug 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 11 RAYMOND STREET PRESTON VIC 3072 | \$1,800,000 | 15-Jun-24 |
| 192 MILLER STREET PRESTON VIC 3072 | \$1,890,000 | 13-Apr-24 |
| 11 AUSTRAL AVENUE PRESTON VIC 3072 | \$1,885,000 | 29-Apr-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: 13 September 2024

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**11 RAYMOND STREET PRESTON  
VIC 3072**

4 2 2

Sold Price <sup>RS</sup> **\$1,800,000** Sold Date **15-Jun-24**

Distance **0.36km**

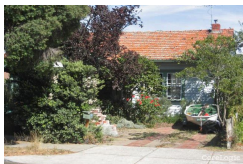


**192 MILLER STREET PRESTON VIC  
3072**

4 2 2

Sold Price **\$1,890,000** Sold Date **13-Apr-24**

Distance **1.38km**



**11 AUSTRAL AVENUE PRESTON VIC  
3072**

2 1 1

Sold Price **\$1,885,000** Sold Date **29-Apr-24**

Distance **1.14km**

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

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