

## 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

1B AMBON 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

\$815,000

or range  
between

&

### 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

3/9 LAHA CRESCENT PRESTON VIC 3072	\$750,000	12-Jun-24
16 KILA STREET HEIDELBERG WEST VIC 3081	\$800,000	10-Oct-24
4/51 MOROTAI PARADE HEIDELBERG WEST VIC 3081	\$805,000	13-Jul-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: 26 October 2024



**3/9 LAHA CRESCENT PRESTON  
VIC 3072**

3 2 1

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**12-Jun-24**

Distance

**0.1km**



**16 KILA STREET HEIDELBERG  
WEST VIC 3081**

3 2 1

Sold Price

<sup>RS</sup>

**\$800,000**

Sold Date

**10-Oct-24**

Distance

**0.97km**



**4/51 MOROTAI PARADE  
HEIDELBERG WEST VIC 3081**

3 2 1

Sold Price

<sup>RS</sup>

**\$805,000**

Sold Date

**13-Jul-24**

Distance

**1.71km**

RS = Recent sale

UN = Undisclosed Sale

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