



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 32 Cooper Street, PRESTON 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$1,350,000 - \$1,480,000

### Median sale price

Median **House** for **PRESTON** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

## \$980,000

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**5 Burgess Street,**  
Preston 3072

Price **\$1,380,000** Sold 14  
April 2018

**2 Shakespeare Avenue,**  
Preston 3072

Price **\$1,455,000** Sold 16  
December 2017

**60 Wallace Street,**  
Preston 3072

Price **\$1,430,000** Sold 11  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



2 beds

#### Ray White Brunswick

392 Sydney Road,  
Brunswick VIC 3056

#### Contact agents



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