### 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

10 Halwyn Crescent, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,600,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,220,000	Pro	operty Type	Hou	se		Suburb	Preston
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	7 Concord St PRESTON 3072	\$1,690,000	21/02/2024
2	6 Bischoff St PRESTON 3072	\$1,650,000	14/11/2023
3	2 Charles St PRESTON 3072	\$1,644,000	18/11/2023

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 six months.

This Statement of Information was prepared on:

22/02/2024 14:11



# McGrath





Property Type: House Agent Comments

Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

**Indicative Selling Price** \$1,600,000 - \$1,650,000 **Median House Price** December quarter 2023: \$1,220,000

## **Comparable Properties**



7 Concord St PRESTON 3072 (REI) 2 2



Price: \$1,690,000 Date: 21/02/2024 Property Type: House Agent Comments

Agent Comments



3 Price: \$1,650,000 Method: Private Sale

Date: 14/11/2023

Property Type: House Land Size: 910 sqm approx

2 Charles St PRESTON 3072 (REI)



Agent Comments



Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614





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