

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

13 Banool Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Preston

Period - From 01/04/2023 to 30/06/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	36 Ruby St PRESTON 3072	\$965,000	22/04/2023
2	24 Marjorie St PRESTON 3072	\$940,000	09/09/2023
3	1/9 Wymbir Av PRESTON 3072	\$905,000	05/08/2023

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:

13/09/2023 14:05



 3  1  1

Property Type: House

Agent Comments

Comparable Properties



36 Ruby St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  2

Price: \$965,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 625 sqm approx



24 Marjorie St PRESTON 3072 (REI)

Agent Comments

 3  1  3

Price: \$940,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 478 sqm approx



1/9 Wymbir Av PRESTON 3072 (REI)

Agent Comments

 3  1  2

Price: \$905,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)