

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 Inverloch Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Preston

Period - From 01/07/2023 to 30/09/2023 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	40 Roseberry Av PRESTON 3072	\$1,271,500	12/08/2023
2	81 Pender St THORBURY 3071	\$1,260,000	28/10/2023
3	169 Tyler St PRESTON 3072	\$1,220,000	02/10/2023

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:

03/11/2023 16:19



Rooms: 6

Property Type: House

Land Size: 511 sqm approx

Agent Comments

Comparable Properties



40 Roseberry Av PRESTON 3072 (REI)

Agent Comments



Price: \$1,271,500

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 363 sqm approx



81 Pender St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 28/10/2023

Rooms: 4

Property Type: House (Res)

Land Size: 428 sqm approx



169 Tyler St PRESTON 3072 (REI)

Agent Comments



Price: \$1,220,000

Method: Sold Before Auction

Date: 02/10/2023

Property Type: House (Res)

Land Size: 545 sqm approx