

# 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

168 Raglan 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)

Range between \$1,350,000

&

\$1,400,000

### Median sale price

Median price \$1,202,500

Property Type House

Suburb Preston

Period - From 01/04/2023

to 31/03/2024

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	4 Watson St PRESTON 3072	\$1,400,000	05/04/2024
2	1a Okeefe St PRESTON 3072	\$1,357,000	25/04/2024
3	8 Etnam St PRESTON 3072	\$1,330,000	10/02/2024

**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:

30/04/2024 13:18



**Property Type:** House (Res)

**Land Size:** 610 sqm approx

Agent Comments

## Comparable Properties



**4 Watson St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 05/04/2024

**Property Type:** House (Res)



**1a Okeefe St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,357,000

**Method:** Private Sale

**Date:** 25/04/2024

**Property Type:** House (Res)

**Land Size:** 550 sqm approx



**8 Etnam St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,330,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** House (Res)

**Land Size:** 479 sqm approx