



STATEMENT OF INFORMATION

23 WYMBIR AVENUE, PRESTON, VIC-3072

PREPARED BY ALEXANDER MAGLILOLO, RT EDGAR - NORTHSIDE

RT Edgar

RT Edgar

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 WYMBIR AVENUE, PRESTON, VIC

3 1 2

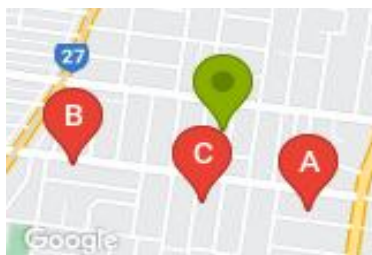
Indicative Selling Price

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

Price Range: **\$950,000 to \$990,000**

Provided by: Alexander Magliolo, RT Edgar - Northside

MEDIAN SALE PRICE



PRESTON, VIC, 3072

Suburb Median Sale Price (House)

\$1,180,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



50 HARROW ST, PRESTON, VIC 3072

3 1 2

Sale Price

\$958,000

Sale Date: 25/11/2023

Distance from Property: 399m



193 GOWER ST, PRESTON, VIC 3072

2 1 1

Sale Price

\$1,060,000

Sale Date: 02/12/2023

Distance from Property: 511m



54 RUBY ST, PRESTON, VIC 3072

2 1 1

Sale Price

\$900,000

Sale Date: 04/11/2023

Distance from Property: 265m



This report has been compiled on 01/05/2024 by RT Edgar - Northside. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

23 WYMBIR AVENUE, PRESTON, VIC 3072

Indicative selling price

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

Price Range: \$950,000 to \$990,000

Median sale price

Median price

\$1,180,000

Property type

House

Suburb

PRESTON

Period

01 April 2023 to 31 March 2024

Source



Comparable property sales

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

Price

Date of sale

50 HARROW ST, PRESTON, VIC 3072	\$958,000	25/11/2023
193 GOWER ST, PRESTON, VIC 3072	\$1,060,000	02/12/2023
54 RUBY ST, PRESTON, VIC 3072	\$900,000	04/11/2023

This Statement of Information was prepared

01/05/2024