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

26 Matlock Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$950,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$1,190,000	Pro	Property Type Hous		se		Suburb	Preston
Period - From	01/07/2023	to	30/09/2023		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	527 Murray Rd PRESTON 3072	\$1,070,000	05/08/2023
2	51 George St PRESTON 3072	\$1,121,000	17/10/2023
3	13 West St PRESTON 3072	\$1,045,000	14/10/2023

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.

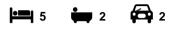
This Statement of Information was prepared on:

01/11/2023 10:29









Rooms: 7 Property Type: House Land Size: 540 (approx) sqm approx

Agent Comments

With 7 main rooms, 2 kitchens, bathrooms and loads of character, this flexible clinker brick classic stands elevated with options on a deep north-facing rear block with side ROW.

Comparable Properties

woodards	527 Murray Rd PRESTON 3072 (REI) 3 1 1 1 Price: \$1,070,000 Method: Auction Sale Date: 05/08/2023 Property Type: House (Res) Land Size: 430 sqm approx	Agent Comments
Sold	51 George St PRESTON 3072 (REI) 4 1 2 Price: \$1,121,000 Method: Private Sale Date: 17/10/2023 Property Type: House	Agent Comments LAND: 558m2 approx
	13 West St PRESTON 3072 (REI) 3 1 1 1 1 Price: \$1,045,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res)	Agent Comments LAND: 468m2 approx

Account - Jellis Craig



Propertydata

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Indicative Selling Price \$950,000 - \$1,045,000 Median House Price September quarter 2023: \$1,190,000