

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 between \$950,000 & \$1,045,000

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	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



5 2 2

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.

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

September quarter 2023: \$1,190,000

Comparable Properties



527 Murray Rd PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$1,070,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 430 sqm approx



51 George St PRESTON 3072 (REI)

Agent Comments

4 1 2

LAND: 558m2 approx

Price: \$1,121,000
Method: Private Sale
Date: 17/10/2023
Property Type: House



13 West St PRESTON 3072 (REI)

Agent Comments

3 1 1

LAND: 468m2 approx

Price: \$1,045,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)

Account - Jellis Craig