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

3 Kathleen Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,250,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,180,000	Pro	Property Type Hous		se		Suburb	Preston
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	23 Gordon Gr PRESTON 3072	\$1,260,000	30/08/2023
2			
3			

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:

13/09/2023 13:30



3 Kathleen Street, Preston Vic 3072







Property Type: House Land Size: 534 sqm approx Agent Comments John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$1,250,000 - \$1,300,000 Median House Price June quarter 2023: \$1,180,000

Comparable Properties



23 Gordon Gr PRESTON 3072 (REI)

Price: \$1,260,000 Method: Private Sale Date: 30/08/2023 Property Type: House Agent Comments

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.

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





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