

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

35 Regent Street, Preston Vic 3072

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Preston

Period - From 01/10/2023 to 31/12/2023 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 | 50 Stokes St PRESTON 3072 | \$915,000 | 09/12/2023 |
| 2 | 13 Banool St PRESTON 3072 | \$860,000 | 01/02/2024 |
| 3 | 17 Wattle Gr RESERVOIR 3073 | \$829,000 | 02/12/2023 |

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:

07/02/2024 14:32



Property Type: House (Previously

Occupied - Detached)

Land Size: 374 sqm approx

Agent Comments

Comparable Properties



50 Stokes St PRESTON 3072 (REI)

Agent Comments



Price: \$915,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 464 sqm approx



13 Banool St PRESTON 3072 (REI)

Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 01/02/2024

Property Type: House (Res)



17 Wattle Gr RESERVOIR 3073 (REI)

Agent Comments



Price: \$829,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 540 sqm approx