

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	127 Tyler St PRESTON 3072	\$775,000	26/05/2023
2	3 Garnet St PRESTON 3072	\$770,000	26/04/2023
3	37 Laha Cr PRESTON 3072	\$728,000	13/04/2023

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:

54 Ruby Street, Preston Vic 3072



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
June quarter 2023: \$1,180,000

Comparable Properties



127 Tyler St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$775,000
Method: Sold Before Auction
Date: 26/05/2023
Property Type: House (Res)
Land Size: 455 sqm approx



3 Garnet St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 26/04/2023
Property Type: House (Res)
Land Size: 353 sqm approx



37 Laha Cr PRESTON 3072 (REI)

Agent Comments



Price: \$728,000
Method: Private Sale
Date: 13/04/2023
Property Type: House (Res)

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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