Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 56 Kendall Street, Preston Vic 3072

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.gc | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|---------|
| Range betweer | \$1,250,000 | | & | | \$1,320,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,220,000 | Pro | operty Type | Hou | ISE | | Suburb | Preston |
| Period - From | 01/10/2023 | to | 31/12/2023 | | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 19 Garnet St PRESTON 3072 | \$1,310,000 | 16/03/2024 |
| 2 | 3 St Duthus St PRESTON 3072 | \$1,300,000 | 24/02/2024 |
| 3 | 34 Leicester St PRESTON 3072 | \$1,260,000 | 02/03/2024 |

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:

02/04/2024 13:59



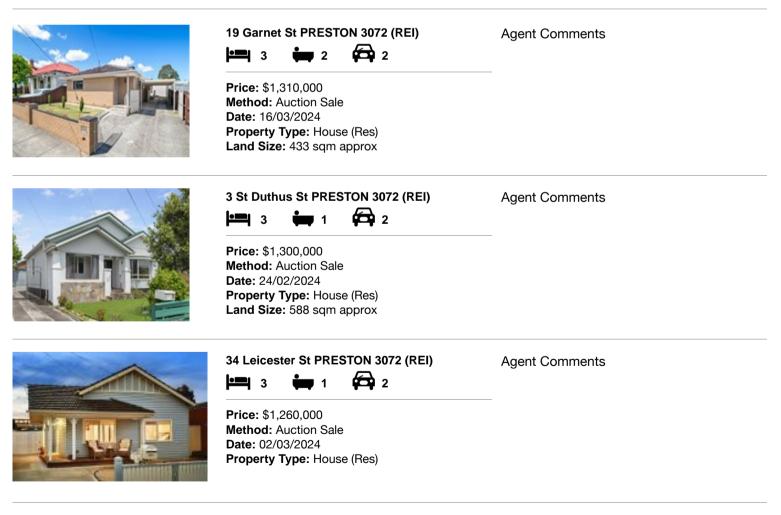






Rooms: 7 Property Type: House Land Size: 680 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,320,000 Median House Price December quarter 2023: \$1,220,000

Comparable Properties



Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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