

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

82 Raglan Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,120,000 Property Type House Suburb Preston

Period - From 16/08/2022 to 15/08/2023 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	228 Collins St THORNBURY 3071	\$1,100,000	12/08/2023
2	111 Wood St PRESTON 3072	\$1,050,000	20/07/2023
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: 16/08/2023 11:14



Property Type: House (Res)

Agent Comments

Comparable Properties



228 Collins St THORBURY 3071 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)



111 Wood St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Sold Before Auction

Date: 20/07/2023

Property Type: House (Res)

Land Size: 527 sqm approx

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.