

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

9 Yann Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	16 Blythe St THORNBURY 3071	\$1,485,000	24/02/2024
2	8 Etnam St PRESTON 3072	\$1,330,000	10/02/2024
3	13 Inverloch St PRESTON 3072	\$1,300,000	08/01/2024

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:

10/04/2024 13:38



3 1 1

Property Type: House (Res)

Land Size: 670 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2023: \$1,220,000

Comparable Properties



16 Blythe St THORBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,485,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 320 sqm approx



8 Etnam St PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$1,330,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 479 sqm approx



13 Inverloch St PRESTON 3072 (REI/VG)

Agent Comments

3 1 3

Price: \$1,300,000

Method: Private Sale

Date: 08/01/2024

Property Type: House

Land Size: 496 sqm approx