

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

20 Hill Grove, Preston Vic 3072

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,130,000 Property Type House Suburb Preston

Period - From 01/10/2020 to 31/12/2020 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	26 South St PRESTON 3072	\$1,251,000	19/02/2021
2	96 Murray Rd PRESTON 3072	\$1,210,000	20/02/2021
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: 09/03/2021 15:54



Property Type: House (Res)

Land Size: 510 sqm approx

Agent Comments

Comparable Properties



26 South St PRESTON 3072 (REI)

Agent Comments



Price: \$1,251,000

Method: Sold Before Auction

Date: 19/02/2021

Property Type: House (Res)



96 Murray Rd PRESTON 3072 (REI)

Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 751 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.