

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 56 Rene 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 \$1,286,500 Property Type House Suburb Preston

Period - From 01/04/2021 to 31/03/2022 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	80 Murray Rd PRESTON 3072	\$1,100,000	12/02/2022
2	188 Tyler St PRESTON 3072	\$1,060,000	25/11/2021
3	205 Tyler St PRESTON 3072	\$1,050,000	02/04/2022

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: 19/04/2022 13:09



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending March 2022: \$1,286,500

Comparable Properties

80 Murray Rd PRESTON 3072 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)

188 Tyler St PRESTON 3072 (REI)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 25/11/2021
Rooms: 6
Property Type: House (Res)
Land Size: 591 sqm approx

205 Tyler St PRESTON 3072 (REI)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 562 sqm approx

Account - Love & Co



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