

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

32 Belgrove Street, Preston Vic 3072

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,048,500 Property Type House Suburb Preston

Period - From 18/12/2019 to 17/12/2020 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 | 136 Murray Rd PRESTON 3072 | \$937,000 | 15/05/2020 |
| 2 | 23 Sapphire St PRESTON 3072 | \$900,000 | 24/11/2020 |
| 3 | 7 Ruby St PRESTON 3072 | \$880,000 | 12/03/2020 |

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:

15/12/2020 10:36

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Indicative Selling Price

\$870,000 - \$950,000

Median House Price

18/12/2019 - 17/12/2020: \$1,048,500



Property Type:

Agent Comments

Comparable Properties



136 Murray Rd PRESTON 3072 (REI)

Agent Comments



Price: \$937,000

Method: Private Sale

Date: 15/05/2020

Property Type: House



23 Sapphire St PRESTON 3072 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 24/11/2020

Property Type: House (Res)

Land Size: 530 sqm approx



7 Ruby St PRESTON 3072 (REI)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 12/03/2020

Rooms: 7

Property Type: House (Res)

Land Size: 526 sqm approx