Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Yann Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betweer	\$1,400,000		&		\$1,500,000						
Median sale price											
Median price	\$1,095,000	Pro	operty Type	Hou	se		Suburb	Preston			
Period - From	01/07/2022	to	30/09/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	13 Jackman St PRESTON 3072	\$1,600,000	15/10/2022
2	10 Newcastle St PRESTON 3072	\$1,470,000	26/10/2022
3	3 Stephen St PRESTON 3072	\$1,380,000	25/06/2022

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:

16/11/2022 16:03



8 Yann Street, Preston Vic 3072

LOVE & CO

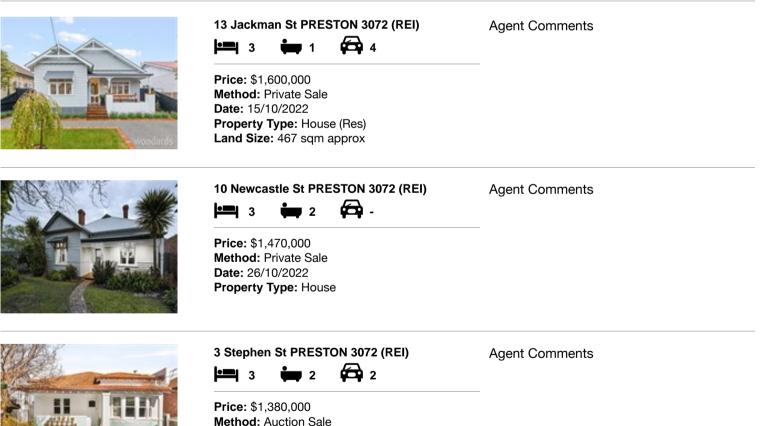




Property Type: House Land Size: 483 sqm approx Agent Comments George Theocharis 03 9480 2288 0415 578 809 george.t@lovere.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price September quarter 2022: \$1,095,000

Comparable Properties



Price: \$1,380,000 Method: Auction Sale Date: 25/06/2022 Property Type: House (Res) Land Size: 464 sqm approx

Account - Love & Co



propertydata

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