

# 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

8 Yann Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$1,095,000

Property Type House

Suburb Preston

Period - From 01/07/2022

to 30/09/2022

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	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

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**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

September quarter 2022: \$1,095,000



3 2 2

**Property Type:** House

**Land Size:** 483 sqm approx

**Agent Comments**

## Comparable Properties



**13 Jackman St PRESTON 3072 (REI)**

**Agent Comments**

3 1 4

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 15/10/2022

**Property Type:** House (Res)

**Land Size:** 467 sqm approx



**10 Newcastle St PRESTON 3072 (REI)**

**Agent Comments**

3 2 -

**Price:** \$1,470,000

**Method:** Private Sale

**Date:** 26/10/2022

**Property Type:** House



**3 Stephen St PRESTON 3072 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 25/06/2022

**Property Type:** House (Res)

**Land Size:** 464 sqm approx

**Account - Love & Co**