Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 60 Ruby Street, Preston Vic 3072 |
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Indicative selling price

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

| Range between \$1,350,000 | & | \$1,395,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,130,000 | Pro | perty 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.

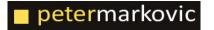
| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-------------|--------------|
| 1 | 1 Hawker Av PRESTON 3072 | \$1,430,000 | 03/11/2020 |
| 2 | 6 Dalgety St PRESTON 3072 | \$1,395,000 | 17/12/2020 |
| 3 | 26 Gordon Gr PRESTON 3072 | \$1,395,000 | 17/12/2020 |

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: | 05/02/2021 10:43 |
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Property Type: House (Res) **Land Size:** 510 sqm approx Agent Comments

Indicative Selling Price \$1,350,000 - \$1,395,000 Median House Price December quarter 2020: \$1,130,000

Comparable Properties



1 Hawker Av PRESTON 3072 (REI)

3





Price: \$1,430,000 Method: Private Sale Date: 03/11/2020 Property Type: House Land Size: 614 sqm approx **Agent Comments**



6 Dalgety St PRESTON 3072 (REI)

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Price: \$1,395,000

Method: Sold Before Auction

Date: 17/12/2020

Property Type: House (Res) **Land Size:** 636 sqm approx

Agent Comments



26 Gordon Gr PRESTON 3072 (REI)

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Price: \$1,395,000 Method: Private Sale Date: 17/12/2020 Property Type: House Land Size: 697 sqm approx **Agent Comments**

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