

# 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

60 Ruby 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 \$1,350,000

&

\$1,395,000

### Median sale price

Median price \$1,130,000

Property 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.

	Address 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



 4  2  2

**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)**

**Agent Comments**

 3  1  1

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



**6 Dalgety St PRESTON 3072 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,395,000  
**Method:** Sold Before Auction  
**Date:** 17/12/2020  
**Property Type:** House (Res)  
**Land Size:** 636 sqm approx



**26 Gordon Gr PRESTON 3072 (REI)**

**Agent Comments**

 4  2  2

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