

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

248a Raglan Street, Preston Vic 3072

Indicative selling price

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

Single price

\$1,149,000

Median sale price

Median price

\$1,018,000

Property Type

House

Suburb

Preston

Period - From

01/01/2020

to

31/03/2020

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	10a Cormac St PRESTON 3072	\$1,235,000	04/10/2019
2	10b Cormac St PRESTON 3072	\$1,230,000	23/11/2019
3	11 Parkside Row PRESTON 3072	\$1,200,000	06/12/2019

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:

05/05/2020 18:15



4 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties

10a Cormac St PRESTON 3072 (VG)

Agent Comments

4 - -

Price: \$1,235,000

Method: Sale

Date: 04/10/2019

Property Type: House (Res)

10b Cormac St PRESTON 3072 (REI/VG)

Agent Comments

4 3 2

Price: \$1,230,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)

Land Size: 339 sqm approx

11 Parkside Row PRESTON 3072 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 06/12/2019

Property Type: House (Res)

Land Size: 175 sqm approx