



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**11 Nugent Street,  
PRESTON 3072**

House

3 beds

1 baths

### Indicative selling price

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

**Range \$960,000 - \$1,050,000**

### Median sale price

Median **House** for **PRESTON** for period **Jul 2019 - Sep 2019**

Sourced from **REIV**.

**\$1,110,000**

### Comparable property sales

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 the most comparable to the property for sale.

**15 Inverloch Street,**  
Preston 3072

**Price \$992,000** Sold 19  
September 2019

**43 Madeline Street,**  
Preston 3072

**Price \$956,000** Sold 21  
September 2019

**115 Murray Road,**  
Preston 3072

**Price \$950,250** Sold 27 July  
2019

This Statement of Information was prepared on 7th Dec 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### Biggin & Scott Inner North

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#### Contact agents



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