

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

71 Pender Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Preston

Period - From 01/04/2021

to

30/06/2021

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	46 Kathleen St PRESTON 3072	\$1,345,000	02/10/2021
2	46 Malpas St PRESTON 3072	\$1,310,000	02/10/2021
3	3 Avondale Rd PRESTON 3072	\$1,270,000	29/05/2021

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:

13/10/2021 12:10



Property Type: House (Previously Occupied - Detached)

Land Size: 398 sqm approx

Agent Comments

Comparable Properties

46 Kathleen St PRESTON 3072 (REI)

Agent Comments



Price: \$1,345,000

Method: Auction Sale

Date: 02/10/2021

Property Type: House (Res)

Land Size: 527 sqm approx

46 Malpas St PRESTON 3072 (REI)

Agent Comments



Price: \$1,310,000

Method: Sold Before Auction

Date: 02/10/2021

Property Type: House (Res)

Land Size: 550 sqm approx



3 Avondale Rd PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,270,000

Method: Auction Sale

Date: 29/05/2021

Property Type: House (Res)

Land Size: 479 sqm approx