## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 71 Pender Street, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,180,000	Pro	operty Type	Hou	se		Suburb	Preston
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ado	dress 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



### 71 Pender Street, Preston Vic 3072





Property Type: House (Previously Occupied - Detached) Land Size: 398 sqm approx Agent Comments

# COLLINGS

Harry Manaras 9486 2000 0420 477 007 harry@collings.com.au

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** 

June guarter 2021: \$1,180,000

## **Comparable Properties**

46 Kathleen St PRESTON 3072 (REI) Agent Comments **6** 1 **-** 3 1 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 **2 -** 3 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 **-** 3 2



Price: \$1,270,000 Method: Auction Sale Date: 29/05/2021 Property Type: House (Res)

Land Size: 479 sqm approx

#### Account - Collings Real Estate | P: 03 9486 2000

propertydata



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