

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

1a Edwin Street, Preston Vic 3072

Indicative selling price

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

Single price

\$1,170,000

Median sale price

Median price

\$1,310,000

Property Type

House

Suburb

Preston

Period - From

01/07/2021

to

30/09/2021

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	23 Inverloch St PRESTON 3072	\$1,105,000	15/07/2021
2			
3			

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:

30/10/2021 12:28

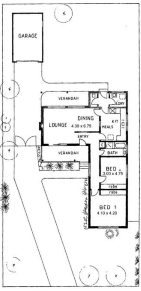
1a Edwin Street, Preston Vic 3072

COLLINGS

Fedja Bilic

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Property Type:

Divorce/Estate/Family Transfers

Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price

\$1,170,000

Median House Price

September quarter 2021: \$1,310,000

Comparable Properties



23 Inverloch St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,105,000

Method: Auction Sale

Date: 15/07/2021

Property Type: House

Land Size: 468 sqm approx

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.

Account - Collings Real Estate | P: 03 9486 2000



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