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 63 Wallace Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,314,000	Pro	operty Type	Hou	se		Suburb	Preston
Period - From	01/10/2021	to	31/12/2021		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	22 Bischoff St PRESTON 3072	\$1,645,000	29/11/2021
2	4 Birch St PRESTON 3072	\$1,600,000	21/10/2021
3	27 Gillingham St PRESTON 3072	\$1,590,000	26/08/2021

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:

03/02/2022 16:01



63 Wallace Street, Preston Vic 3072



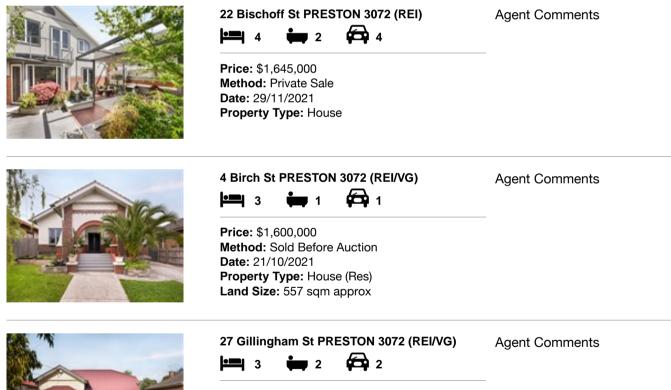




Property Type: House (Previously Occupied - Detached) Land Size: 553 sqm approx Agent Comments Angelo Bafunno 03 9489 5777 0414 585 777 abafunno@bigginscott.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price December quarter 2021: \$1,314,000

Comparable Properties



Price: \$1,590,000 Method: Private Sale Date: 26/08/2021 Property Type: House Land Size: 465 sqm approx

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788





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