

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

63 Wallace Street, Preston Vic 3072

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$1,314,000

Property Type

House

Suburb

Preston

Period - From

01/10/2021

to

31/12/2021

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	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:

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2021: \$1,314,000



Property Type: House (Previously Occupied - Detached)

Land Size: 553 sqm approx

Agent Comments

Comparable Properties



22 Bischoff St PRESTON 3072 (REI)

Agent Comments



Price: \$1,645,000

Method: Private Sale

Date: 29/11/2021

Property Type: House



4 Birch St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,600,000

Method: Sold Before Auction

Date: 21/10/2021

Property Type: House (Res)

Land Size: 557 sqm approx



27 Gillingham St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,590,000

Method: Private Sale

Date: 26/08/2021

Property Type: House

Land Size: 465 sqm approx