

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

92a Raglan Street, Preston Vic 3072

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,132,500

Property Type

House

Suburb

Preston

Period - From

01/01/2023

to

31/03/2023

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	28a Martin St THORBURY 3071	\$1,575,000	21/03/2023
2	10 Dalveen Rd IVANHOE 3079	\$1,450,000	20/04/2023
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:

17/06/2023 10:31

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Indicative Selling Price
\$1,500,000

Median House Price
March quarter 2023: \$1,132,500



4 2 2

Property Type: Home/townhouse

Land Size: 303 sqm approx

Agent Comments

Comparable Properties

28a Martin St THORBURY 3071 (REI)

Agent Comments

- - -

Price: \$1,575,000

Method: Private Sale

Date: 21/03/2023

Property Type: Townhouse (Res)



10 Dalveen Rd IVANHOE 3079 (REI)

Agent Comments

4 3 2

Price: \$1,450,000

Method: Sold Before Auction

Date: 20/04/2023

Property Type: House (Res)

Land Size: 629 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 - Love & Co