

# 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

244 Wood Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$992,000 Property Type House Suburb Preston

Period - From 01/04/2019 to 31/03/2020 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	10 Home St RESERVOIR 3073	\$783,000	21/03/2020
2	8 Moore Cr RESERVOIR 3073	\$800,000	18/01/2020
3	28 Arthur St PRESTON 3072	\$800,000	23/04/2020

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:

29/06/2020 13:23

244 Wood Street, Preston Vic 3072



2 1 1

**Property Type:** House  
**Land Size:** 450 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median House Price**  
Year ending March 2020: \$992,000

## Comparable Properties

### 10 Home St RESERVOIR 3073 (REI)

**Agent Comments**

2 1 1

**Price:** \$783,000  
**Method:** Auction Sale  
**Date:** 21/03/2020  
**Property Type:** House (Res)



### 8 Moore Cr RESERVOIR 3073 (REI)

**Agent Comments**

3 1 1

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 18/01/2020  
**Property Type:** House  
**Land Size:** 487 sqm approx



### 28 Arthur St PRESTON 3072 (REI)

**Agent Comments**

3 1 2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 23/04/2020  
**Property Type:** House

**Account** - Jellis Craig | P: 03 94598111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.