

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

117 Rene Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,057,500

Property Type House

Suburb Preston

Period - From 01/10/2019

to

31/12/2019

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 | 27 Grange St PRESTON 3072 | \$1,550,000 | 20/12/2019 |
| 2 | 12 Shakespeare Av PRESTON 3072 | \$1,498,000 | 07/12/2019 |
| 3 | 2 Kane St PRESTON 3072 | \$1,460,000 | 15/02/2020 |

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:

30/03/2020 18:56

117 Rene Street, Preston Vic 3072

COLLINGS

Christian Gravias

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2019: \$1,057,500



Property Type: House

Land Size: 525 sqm approx

Agent Comments

Comparable Properties



27 Grange St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 20/12/2019

Property Type: House

Land Size: 524 sqm approx



12 Shakespeare Av PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,498,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 584 sqm approx



2 Kane St PRESTON 3072 (REI)

Agent Comments



Price: \$1,460,000

Method: Auction Sale

Date: 15/02/2020

Property Type: House (Res)

Land Size: 585 sqm approx

Account - Collings Real Estate | P: 03 9486 2000



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.