### 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

36 Asling Street, Preston Vic 3072

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,000,000		&		\$1,100,000					
Median sale pi	rice									
Median price	\$1,136,000	Pro	operty Type	Hou	se		Suburb	Preston		
Period - From	01/10/2022	to	31/12/2022		So	urce	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	9a Grampian St PRESTON 3072	\$1,070,000	26/09/2022
2	236 Gower St PRESTON 3072	\$1,050,000	17/10/2022
3	42 Hotham St PRESTON 3072	\$1,002,500	03/12/2022

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:

24/01/2023 12:37



# LOVE & CO





**Property Type:** House **Land Size:** 576 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2022: \$1,136,000

## **Comparable Properties**



9a Grampian St PRESTON 3072 (REI)



Price: \$1,070,000 Method: Private Sale Date: 26/09/2022 Property Type: House Agent Comments

Agent Comments



236 Gower St PRESTON 3072 (REI)

42 Hotham St PRESTON 3072 (REI)



Price: \$1,050,000 Method: Sold Before Auction Date: 17/10/2022 Property Type: House (Res) Land Size: 520 sqm approx

Agent Comments



Price: \$1,002,500 Method: Auction Sale Date: 03/12/2022 Property Type: House (Res) Land Size: 352 sqm approx

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#### Account - Love & Co



propertydata

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