

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 between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,136,000

Property Type House

Suburb Preston

Period - From 01/10/2022

to 31/12/2022

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	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



2
 1
 1

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)

Agent Comments

2
 1
 3

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



236 Gower St PRESTON 3072 (REI)

Agent Comments

2
 2
 2

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



42 Hotham St PRESTON 3072 (REI)

Agent Comments

2
 1
 2

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

Account - Love & Co