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

17 Winifred Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$870,000		&		\$930,000			
Median sale pr	rice							
Median price	\$1,267,500	Pro	operty Type	Hou	se		Suburb	Preston
Period - From	01/07/2021	to	30/06/2022		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	110 Bruce St PRESTON 3072	\$955,000	09/06/2022
2	32 Malpas St PRESTON 3072	\$905,000	27/08/2022
3	27 Okeefe St PRESTON 3072	\$885,000	31/05/2022

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:

30/08/2022 14:19









Property Type: Agent Comments

Angelo Bafunno 03 9489 5777 0414 585 777 abafunno@bigginscott.com.au

Indicative Selling Price \$870,000 - \$930,000 **Median House Price** Year ending June 2022: \$1,267,500

Comparable Properties



110 Bruce St PRESTON 3072 (REI)



Price: \$955.000 Method: Sold Before Auction Date: 09/06/2022 Property Type: House (Res) Land Size: 342 sqm approx

32 Malpas St PRESTON 3072 (REI)

Agent Comments

Agent Comments



Price: \$905,000 Method: Auction Sale Date: 27/08/2022 Property Type: House (Res) Land Size: 534 sqm approx

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27 Okeefe St PRESTON 3072 (REI/VG)



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Agent Comments

Price: \$885,000 Method: Private Sale Date: 31/05/2022 Property Type: House Land Size: 467.93 sqm approx

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788



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