

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 consumer.vic.gov.au/underquoting

Range between \$870,000 & \$930,000

Median sale price

Median price \$1,267,500

Property Type House

Suburb Preston

Period - From 01/07/2021

to 30/06/2022

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	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

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Indicative Selling Price

\$870,000 - \$930,000

Median House Price

Year ending June 2022: \$1,267,500



Property Type:

Agent Comments

Comparable Properties



110 Bruce St PRESTON 3072 (REI)

Agent Comments



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



Price: \$905,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 534 sqm approx



27 Okeefe St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 31/05/2022

Property Type: House

Land Size: 467.93 sqm approx