

# 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

92 Miller Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,050,000

### Median sale price

Median price \$1,025,500 Property Type House Suburb Preston

Period - From 13/07/2019 to 12/07/2020 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	252 Gower St PRESTON 3072	\$1,055,000	04/07/2020
2	29 Erin St PRESTON 3072	\$1,050,000	20/06/2020
3	5 Stephen St PRESTON 3072	\$955,000	25/06/2020

**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:

13/07/2020 12:38



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$960,000 - \$1,050,000  
**Median House Price**  
13/07/2019 - 12/07/2020: \$1,025,500

## Comparable Properties



**252 Gower St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,055,000  
**Method:** Auction Sale  
**Date:** 04/07/2020  
**Property Type:** House (Res)  
**Land Size:** 356 sqm approx



**29 Erin St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 20/06/2020  
**Property Type:** House (Res)



**5 Stephen St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$955,000  
**Method:** Private Sale  
**Date:** 25/06/2020  
**Property Type:** House  
**Land Size:** 464 sqm approx