

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

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