

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

259 Raglan Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$909,000

Median sale price

Median price

\$1,120,000

Property Type

House

Suburb

Preston

Period - From

05/06/2022

to

04/06/2023

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	30 Mary St PRESTON 3072	\$990,000	15/04/2023
2	11 Preston St PRESTON 3072	\$870,000	31/03/2023
3			

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:

05/06/2023 09:45



2 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$909,000

Median House Price

05/06/2022 - 04/06/2023: \$1,120,000

Comparable Properties



30 Mary St PRESTON 3072 (REI)

Agent Comments

2 1 2

Price: \$990,000

Method: Auction Sale

Date: 15/04/2023

Property Type: House (Res)



11 Preston St PRESTON 3072 (REI)

Agent Comments

2 1 -

Price: \$870,000

Method: Private Sale

Date: 31/03/2023

Property Type: House

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.

Account - Love & Co