### Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 259 Raglan Street, Preston Vic 3072

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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



# LOVE & CO





**Property Type:** House Agent Comments

Indicative Selling Price \$909,000 Median House Price 05/06/2022 - 04/06/2023: \$1,120,000

## **Comparable Properties**



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

propertydata



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