

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**22 Wilcox Street,  
PRESTON 3072**

### Indicative selling price

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

**Single price \$800,000**

### Median sale price

Median **House** for **PRESTON** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$980,000**

### Comparable property sales

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 the most comparable to the property for sale.

**86 Beauchamp Street,**  
Preston 3072

**Price \$850,000** Sold 26 May  
2018

**20 South Street,**  
Preston 3072

**Price \$865,000** Sold 26 May  
2018

**6 Irene Street,**  
Preston 3072

**Price \$885,000** Sold 16  
April 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

1 baths

1 parking

### Stockdale & Leggo Reservoir

966 High Street,  
Reservoir VIC 3073

### Contact agents



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**Stockdale  
& Leggo**