

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

1/45 Beatrice Street, Preston Vic 3072

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price

Median price

\$1,095,000

Property Type

House

Suburb

Preston

Period - From

01/07/2022

to

30/09/2022

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	2/31 Belgrove St PRESTON 3072	\$787,500	10/12/2022
2	2/2 Wilkinson St RESERVOIR 3073	\$750,000	26/11/2022
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:

20/12/2022 13:41

1/45 Beatrice Street, Preston Vic 3072

COLLINGS

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3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$720,000 - \$790,000

Median House Price

September quarter 2022: \$1,095,000

Comparable Properties



2/31 Belgrove St PRESTON 3072 (REI)

Agent Comments

3 2 1

Price: \$787,500

Method: Auction Sale

Date: 10/12/2022

Property Type: Townhouse (Res)



2/2 Wilkinson St RESERVOIR 3073 (REI)

Agent Comments

3 2 2

Price: \$750,000

Method: Auction Sale

Date: 26/11/2022

Property Type: Townhouse (Res)

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 - Collings Real Estate | P: 03 9486 2000



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