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

71 Robeson Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$945,000		&		\$1,000,000			
Median sale p	rice							
Median price	\$1,095,000	Pro	operty Type	Hou	House		Suburb	Preston
Period - From	01/07/2022	to	30/09/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	236 Gower St PRESTON 3072	\$1,050,000	17/10/2022
2	107 Gilbert Rd PRESTON 3072	\$945,000	15/10/2022
3	107 Gilbert Rd PRESTON 3072	\$945,000	15/10/2022

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:

26/10/2022 12:39





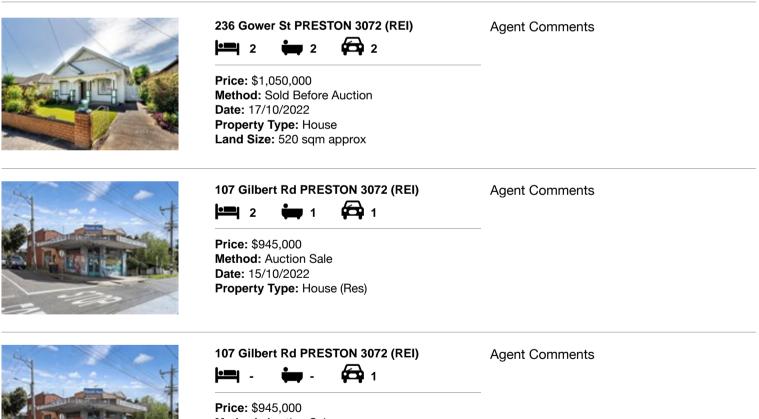




Rooms: 8 Property Type: House Land Size: 432 sqm approx Agent Comments

Indicative Selling Price \$945,000 - \$1,000,000 **Median House Price** September quarter 2022: \$1,095,000

Comparable Properties





Method: Auction Sale Date: 15/10/2022 Property Type: Shop

Account - Paule Bane | P: 03 9846 6154 | F: 03 98466154



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