

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 consumer.vic.gov.au/underquoting

Range between \$945,000

&

\$1,000,000

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	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

Just



Listed



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



236 Gower St PRESTON 3072 (REI)

Agent Comments



Price: \$1,050,000

Method: Sold Before Auction

Date: 17/10/2022

Property Type: House

Land Size: 520 sqm approx



107 Gilbert Rd PRESTON 3072 (REI)

Agent Comments



Price: \$945,000

Method: Auction Sale

Date: 15/10/2022

Property Type: House (Res)



107 Gilbert Rd PRESTON 3072 (REI)

Agent Comments



Price: \$945,000

Method: Auction Sale

Date: 15/10/2022

Property Type: Shop

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