# 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

209 Tyler Street Preston VIC 3072

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price			or rang betwee		\$950,000	&	\$1,040,000	
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$1,017,500	Prop	Property type House		Suburb	Preston		
Period-from	01 Dec 2019	to	30 Nov 2	020	Source		Corelogic	

### 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 6 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	
19 Wilcox Street Preston VIC 3072	\$1,050,000	01-Aug-20	

#### OR

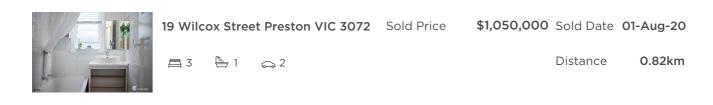
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 01 December 2020



consumer.vic.gov.au





#### RS = Recent sale UN = Undisclosed Sale

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