

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

227 Tyler Street, Preston Vic 3072

Indicative selling price

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

Single price \$1,940,000

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	64 King William St RESERVOIR 3073	\$1,940,000	16/08/2022
2	56-58 Nisbett St RESERVOIR 3073	\$1,910,000	23/05/2022
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:

31/10/2022 11:22



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Property Type: House
Land Size: 530 sqm approx
Agent Comments

Indicative Selling Price
\$1,940,000
Median House Price
September quarter 2022: \$1,095,000

Comparable Properties



64 King William St RESERVOIR 3073 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,940,000
Method: Private Sale
Date: 16/08/2022
Property Type: House
Land Size: 744 sqm approx



56-58 Nisbett St RESERVOIR 3073 (REI) **Agent Comments**

5 2 4

Price: \$1,910,000
Method: Private Sale
Date: 23/05/2022
Property Type: House (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.

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