

# 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

23 Wymbir Avenue, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$925,000

### Median sale price

Median price

\$1,210,000

Property Type

House

Suburb

Preston

Period - From

11/12/2020

to

10/12/2021

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	25 Beatrice St PRESTON 3072	\$960,000	30/10/2021
2	36 Sheila St PRESTON 3072	\$940,000	04/12/2021
3	13 Preston St PRESTON 3072	\$900,000	22/08/2021

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:

11/12/2021 15:46

23 Wymbir Avenue, Preston Vic 3072



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$925,000

**Median House Price**  
11/12/2020 - 10/12/2021: \$1,210,000

## Comparable Properties



**25 Beatrice St PRESTON 3072 (REI)**

**Agent Comments**



**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 30/10/2021  
**Property Type:** House (Res)  
**Land Size:** 524 sqm approx



**36 Sheila St PRESTON 3072 (REI)**

**Agent Comments**



**Price:** \$940,000  
**Method:** Auction Sale  
**Date:** 04/12/2021  
**Property Type:** House (Res)  
**Land Size:** 525 sqm approx



**13 Preston St PRESTON 3072 (REI/VG)**

**Agent Comments**



**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 22/08/2021  
**Property Type:** House  
**Land Size:** 310 sqm approx

**Account - Woodards** | P: 03 9481 0633 | F: 0394821491



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