

# 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

12 Nichol Street, Preston Vic 3072

### Indicative selling price

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

Range between \$960,000 & \$1,050,000

### Median sale price

Median price \$1,224,500 Property Type House Suburb Preston

Period - From 01/01/2021 to 31/03/2021 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	82 Wood St PRESTON 3072	\$1,200,000	16/06/2021
2	42 Okeefe St PRESTON 3072	\$1,207,000	04/06/2021
3	14 Queen St RESERVOIR 3073	\$1,213,000	08/05/2021

**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:

17/06/2021 16:23



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 644.51 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$960,000 - \$1,050,000  
**Median House Price**  
 March quarter 2021: \$1,224,500

## Comparable Properties



**82 Wood St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 16/06/2021  
**Property Type:** House  
**Land Size:** 712 sqm approx



**42 Okeefe St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,207,000  
**Method:** Sold Before Auction  
**Date:** 04/06/2021  
**Property Type:** House (Res)  
**Land Size:** 510 sqm approx



**14 Queen St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$1,213,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 500 sqm approx