

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

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.

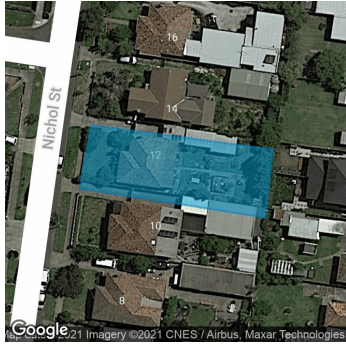
	Address of comparable property	Price	Date of sale
1	82 Wood St PRESTON 3072	\$1,200,000	16/06/2021
2	42 Okeefe St PRESTON 3072	\$1,207,000	04/06/2021
3	14 Queen St RESERVOIR 3073	\$1,213,000	08/05/2021

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



 2
  -
 

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

 3
  1
  5

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

 3
  1
  2

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

 3
  1
  2

Price: \$1,213,000

Method: Auction Sale

Date: 08/05/2021

Rooms: 7

Property Type: House (Res)

Land Size: 500 sqm approx