

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

36 Ruby Street, Preston Vic 3072

Indicative selling price

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

Range between \$840,000

&

\$880,000

Median sale price

Median price \$1,136,000

Property Type House

Suburb Preston

Period - From 01/10/2022

to 31/12/2022

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	32 Sheila St PRESTON 3072	\$860,000	03/03/2023
2	7 Adams St PRESTON 3072	\$850,000	03/12/2022
3	1 Marjorie St PRESTON 3072	\$850,000	25/02/2023

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:

06/04/2023 16:30



Property Type:
Agent Comments

Indicative Selling Price
\$840,000 - \$880,000
Median House Price
December quarter 2022: \$1,136,000

Comparable Properties



32 Sheila St PRESTON 3072 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 03/03/2023
Property Type: House



7 Adams St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 343 sqm approx

1 Marjorie St PRESTON 3072 (REI)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 489 sqm approx