

# 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

13 Roxburgh 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 \$1,000,000

&

\$1,100,000

### 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	15 Bransgrove St PRESTON 3072	\$1,115,000	25/02/2023
2	189 Gower St PRESTON 3072	\$1,085,000	15/02/2023
3	9 Alfred St PRESTON 3072	\$1,065,000	05/11/2022

**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:

11/04/2023 12:21

Angelo Bafunno

03 9489 5777

0414 585 777

abafunno@bigginandscott.com.au

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

December quarter 2022: \$1,136,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 502 sqm approx

Agent Comments

## Comparable Properties



**15 Bransgrove St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,115,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** House (Res)

**Land Size:** 686 sqm approx



**189 Gower St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,085,000

**Method:** Private Sale

**Date:** 15/02/2023

**Property Type:** House

**Land Size:** 480 sqm approx



**9 Alfred St PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$1,065,000

**Method:** Auction Sale

**Date:** 05/11/2022

**Property Type:** House (Res)

**Land Size:** 458 sqm approx

**Account** - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788