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

43 Jessie Street, Preston Vic 3072

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ing | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|---------|
| Range betweer | \$1,200,000 | | & | | \$1,320,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,267,500 | Pro | operty Type | Hou | se | | Suburb | Preston |
| Period - From | 01/07/2021 | to | 30/06/2022 | | So | urce | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 68 Cramer St PRESTON 3072 | \$1,450,000 | 16/05/2022 |
| 2 | 14 Park Av PRESTON 3072 | \$1,375,000 | 28/05/2022 |
| 3 | 10 Jessie St PRESTON 3072 | \$1,230,000 | 25/06/2022 |

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:

28/07/2022 15:59









Property Type: House Land Size: 545m2 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price Year ending June 2022: \$1,267,500

Comparable Properties



68 Cramer St PRESTON 3072 (REI/VG)



Price: \$1,450,000 Method: Sold Before Auction Date: 16/05/2022 Property Type: House (Res) Land Size: 696 sqm approx Agent Comments

Agent Comments



1 3 **1 1**

14 Park Av PRESTON 3072 (REI)

Price: \$1,375,000 Method: Auction Sale Date: 28/05/2022 Property Type: House (Res) Land Size: 563 sqm approx



10 Jessie St PRESTON 3072 (REI)



Price: \$1,230,000 Method: Private Sale Date: 25/06/2022 Property Type: House Agent Comments

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





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