

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

68 Madeline Street, Preston Vic 3072

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Preston

Period - From 01/04/2023 to 30/06/2023 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	3 Opal St PRESTON 3072	\$990,000	26/04/2023
2	67 Newton St RESERVOIR 3073	\$900,000	06/07/2023
3	127 Tyler St PRESTON 3072	\$775,000	26/05/2023

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:

30/08/2023 09:59



Property Type: House (Previously Occupied - Detached)

Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$820,000

Median House Price

June quarter 2023: \$1,180,000

Comparable Properties

3 Opal St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 26/04/2023

Property Type: House (Res)

Land Size: 575 sqm approx



67 Newton St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$900,000

Method: Sold Before Auction

Date: 06/07/2023

Property Type: House (Res)

Land Size: 351 sqm approx



127 Tyler St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$775,000

Method: Sold Before Auction

Date: 26/05/2023

Property Type: House (Res)

Land Size: 455 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100