

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

38 Newcastle Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,160,500

Property Type House

Suburb Preston

Period - From 24/01/2022

to

23/01/2023

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	15 Garnet St PRESTON 3072	\$1,315,000	20/08/2022
2	139 Dundas St PRESTON 3072	\$1,265,000	26/11/2022
3	24 Edwin St PRESTON 3072	\$1,095,000	09/08/2022

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:

24/01/2023 15:50

Angelo Bafunno

03 9489 5777

0414 585 777

abafunno@bigginandscott.com.au

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

24/01/2022 - 23/01/2023: \$1,160,500



Property Type:

Agent Comments

Comparable Properties



15 Garnet St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,315,000

Method: Auction Sale

Date: 20/08/2022

Property Type: House (Res)

Land Size: 428 sqm approx

139 Dundas St PRESTON 3072 (REI)

Agent Comments



Price: \$1,265,000

Method: Auction Sale

Date: 26/11/2022

Property Type: House (Res)

Land Size: 840 sqm approx

24 Edwin St PRESTON 3072 (VG)

Agent Comments



Price: \$1,095,000

Method: Sale

Date: 09/08/2022

Property Type: House (Previously Occupied - Detached)

Land Size: 456 sqm approx

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