# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,265,000			
Median sale p	rice							
Median price	\$1,160,500	Pro	operty Type	Hou	ise		Suburb	Preston
Period - From	24/01/2022	to	23/01/2023		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.

Add	dress 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





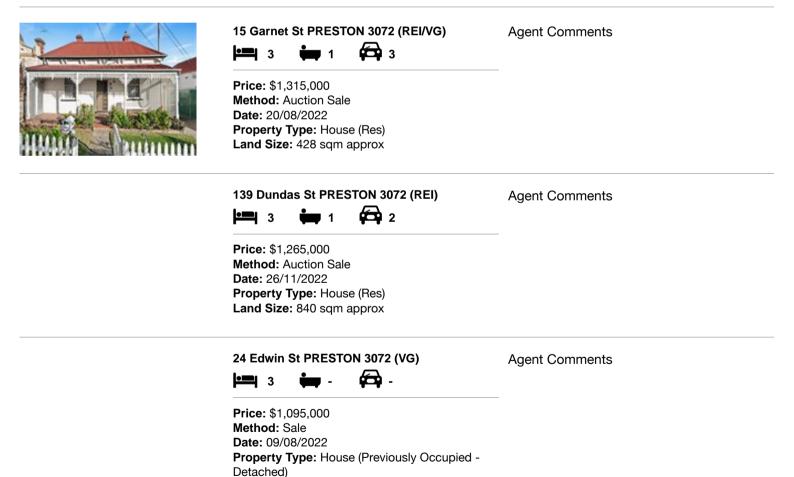




**Property Type:** Agent Comments Angelo Bafunno 03 9489 5777 0414 585 777 abafunno@bigginscott.com.au

Indicative Selling Price \$1,150,000 - \$1,265,000 Median House Price 24/01/2022 - 23/01/2023: \$1,160,500





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

Land Size: 456 sqm approx





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