

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

9B Matlock Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,047,000

Property Type House

Suburb Preston

Period - From 01/07/2019

to

30/06/2020

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	37 Mt Pleasant Rd PRESTON 3072	\$1,086,000	16/06/2020
2	52a Leinster Gr THORNBURY 3071	\$1,095,000	21/04/2020
3	248a Raglan St PRESTON 3072	\$1,117,500	11/05/2020

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:

09/10/2020 14:39



Property Type: House

Land Size: 255 sqm approx

Agent Comments

Comparable Properties



37 Mt Pleasant Rd PRESTON 3072 (VG)

Agent Comments



Price: \$1,086,000

Method: Sale

Date: 16/06/2020

Property Type: House (Res)

Land Size: 191 sqm approx



52a Leinster Gr THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,095,000

Method: Sold Before Auction

Date: 21/04/2020

Property Type: Townhouse (Res)



248a Raglan St PRESTON 3072 (VG)

Agent Comments



Price: \$1,117,500

Method: Sale

Date: 11/05/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 229 sqm approx