

# 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

71 Robeson Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,332,500 Property Type House Suburb Preston

Period - From 01/01/2022 to 31/03/2022 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	68 Cramer St PRESTON 3072	\$1,450,000	16/05/2022
2	155 Cramer St PRESTON 3072	\$1,400,000	03/06/2022
3	67 Oakover Rd PRESTON 3072	\$1,175,000	07/05/2022

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:

17/06/2022 06:54



**Rooms:** 8  
**Property Type:** House  
**Land Size:** 432 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
March quarter 2022: \$1,332,500

## Comparable Properties



**68 Cramer St PRESTON 3072 (REI)**

Agent Comments



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



**155 Cramer St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,400,000  
**Method:** Sold Before Auction  
**Date:** 03/06/2022  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



**67 Oakover Rd PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,175,000  
**Method:** Auction Sale  
**Date:** 07/05/2022  
**Property Type:** House (Res)  
**Land Size:** 492 sqm approx

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