## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,430,000			
Median sale pi	rice							
Median price	\$1,332,500	Pro	operty Type	Hou	ISE		Suburb	Preston
Period - From	01/01/2022	to	31/03/2022		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	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



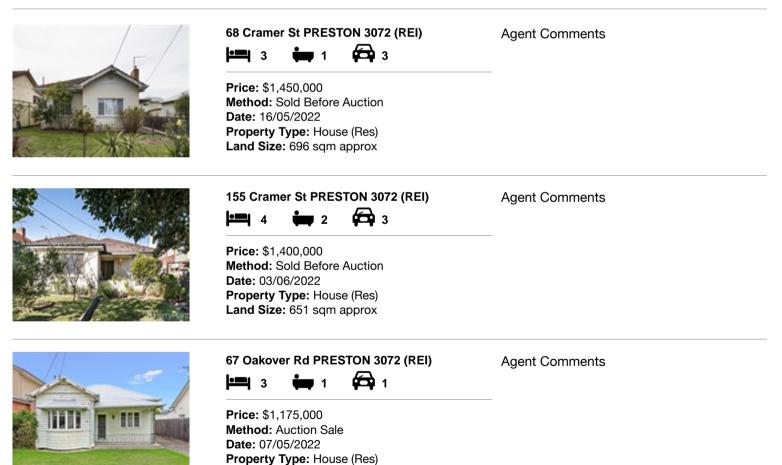






Rooms: 8 Property Type: House Land Size: 432 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price March quarter 2022: \$1,332,500

# **Comparable Properties**



Account - Paule Bane | P: 03 9846 6154 | F: 03 98466154





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Land Size: 492 sqm approx

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