

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

139 Wood Street, Preston Vic 3072

Indicative selling price

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

Range between \$870,000 & \$920,000

Median sale price

Median price \$1,314,000 Property Type House Suburb Preston

Period - From 01/10/2021 to 31/12/2021 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	36 Sheila St PRESTON 3072	\$940,000	04/12/2021
2	23 Wymbir Av PRESTON 3072	\$912,000	09/02/2022
3	127 Tyler St PRESTON 3072	\$851,000	21/10/2021

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:

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Rooms: 5
Property Type: House (Res)
Land Size: 436 sqm approx
 Agent Comments

Indicative Selling Price
 \$870,000 - \$920,000
Median House Price
 December quarter 2021: \$1,314,000

Comparable Properties



36 Sheila St PRESTON 3072 (REI/VG)

Agent Comments

3 1 -

Price: \$940,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)
Land Size: 525 sqm approx



23 Wymbir Av PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$912,000
Method: Private Sale
Date: 09/02/2022
Property Type: House
Land Size: 420 sqm approx



127 Tyler St PRESTON 3072 (REI/VG)

Agent Comments

3 1 1

Price: \$851,000
Method: Private Sale
Date: 21/10/2021
Property Type: House
Land Size: 455 sqm approx

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