

**RayWhite**

# Statement of information



126 ALBERT STREET, PRESTON, VIC 3072

PREPARED BY GEORGE GIMELLI, RAY WHITE PRESTON



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

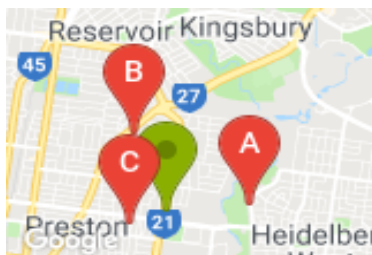
**126 ALBERT STREET, PRESTON, VIC 3072** 3 1 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$650,000 to \$700,000**

Provided by: George Gimelli, Ray White Preston

## MEDIAN SALE PRICE

**PRESTON, VIC, 3072**

Suburb Median Sale Price (House)

**\$895,000**

01 July 2018 to 31 December 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.

**291 LIBERTY PDE, HEIDELBERG WEST, VIC**

3 2 2

Sale Price

**\*\*\$700,000**

Sale Date: 09/03/2019

Distance from Property: 1.1km

**21 MCCOLL ST, RESERVOIR, VIC 3073**

3 1 1

Sale Price

**\*\$700,000**

Sale Date: 07/02/2019

Distance from Property: 1.2km

**17 BANOOL ST, PRESTON, VIC 3072**

3 1 4

Sale Price

**\$695,000**

Sale Date: 01/09/2018

Distance from Property: 497m



This report has been compiled on 27/03/2019 by Ray White Preston. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

126 ALBERT 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)

Price Range:

\$650,000 to \$700,000

### Median sale price

Median price

\$895,000

House

☒

Unit

☐

Suburb

PRESTON

Period

01 July 2018 to 31 December 2018

Source

pricfinder

### Comparable property sales

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
291 LIBERTY PDE, HEIDELBERG WEST, VIC 3081	**\$700,000	09/03/2019
21 MCCOLL ST, RESERVOIR, VIC 3073	*\$700,000	07/02/2019
17 BANOOL ST, PRESTON, VIC 3072	\$695,000	01/09/2018