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	7 JACKA STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,580,000	&	$1,660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,150,000	Property type	House	Suburb	Preston
Period-from	01 May 2022	to	30 Apr 2023	Source	Corelogic

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 6 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
13 REIDFORD AVENUE PRESTON VIC 3072	$1,745,000	01-Apr-23
67 WALLACE STREET PRESTON VIC 3072	$1,571,000	22-Oct-22
24 HALWYN CRESCENT PRESTON VIC 3072	$1,660,000	27-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 01 May 2023



13 REIDFORD AVENUE PRESTON VIC 3072

4 3 2

Sold Price RS $1,745,000 Sold Date 01-Apr-23

Distance 0.86km



67 WALLACE STREET PRESTON VIC 3072

3 1 2

Sold Price $1,571,000 Sold Date 22-Oct-22

Distance 1.1km



24 HALWYN CRESCENT PRESTON VIC 3072

3 2 2

Sold Price $1,660,000 Sold Date 27-Aug-22

Distance 1.75km

RS = Recent sale **UN** = Undisclosed Sale

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