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	13 Banool Street, Preston Vic 3072

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $1,190,000 Property Type House Suburb Preston

Period - From 01/07/2023 to 30/09/2023 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	5/7-9 Sussex St PRESTON 3072	$875,000	21/06/2023
2	11 Emerald St PRESTON 3072	$845,000	15/11/2023
3	63 Malpas St PRESTON 3072	$822,500	15/09/2023

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: 04/12/2023 16:41

13 Banool Street, Preston Vic 3072

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3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
September quarter 2023: $1,190,000

Comparable Properties



5/7-9 Sussex St PRESTON 3072 (REI)

3 1 1

Price: $875,000
Method: Private Sale
Date: 21/06/2023
Property Type: Townhouse (Single)

Agent Comments



11 Emerald St PRESTON 3072 (REI)

3 1 2

Price: $845,000
Method: Private Sale
Date: 15/11/2023
Property Type: House - Duplex (Semi-detached)
Land Size: 495 sqm approx

Agent Comments



63 Malpas St PRESTON 3072 (REI)

3 1 1

Price: $822,500
Method: Private Sale
Date: 15/09/2023
Property Type: House
Land Size: 358 sqm approx

Agent Comments

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