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	4 Bingo Street, Preston Vic 3072

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,300,000 Property Type House Suburb Preston

Period - From 01/04/2024 to 30/06/2024 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	9 Hurlstone Av PRESTON 3072	$1,297,500	07/09/2024
2	6 Walton Av PRESTON 3072	$1,305,000	10/08/2024
3	168 Raglan St PRESTON 3072	$1,420,000	25/05/2024

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: 01/10/2024 12:34

4 Bingo Street, Preston Vic 3072

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4 1 2

Property Type: House (Res)
Land Size: 585 sqm approx

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
June quarter 2024: $1,300,000

Agent Comments
Skilfully renovated, this immaculate three bedroom home offers kitchen/living/dining, stylish bathroom, undercover entertaining area, lounge, study, heating/cooling and off-street parking.

Comparable Properties



9 Hurlstone Av PRESTON 3072 (REI)
4 1 3

Price: $1,297,500
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)

Agent Comments



6 Walton Av PRESTON 3072 (REI)
3 2 2

Price: $1,305,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



168 Raglan St PRESTON 3072 (REI/VG)
3 1 2

Price: $1,420,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 610 sqm approx

Agent Comments

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