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	56 Wallace Street, Preston Vic 3072

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,162,500 Property Type House Suburb Preston

Period - From 01/07/2024 to 30/09/2024 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	12 Nichol St PRESTON 3072	$1,800,000	07/09/2024
2	11 Raymond St PRESTON 3072	$1,800,000	15/06/2024
3	65 Oakover Rd PRESTON 3072	$1,925,000	29/05/2024

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: 15/10/2024 16:39

56 Wallace Street, Preston Vic 3072

Colin Abbas
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0414 659 635
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4 2 0

Rooms: 7
Property Type: House (Res)
Land Size: 548.689 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
September quarter 2024: $1,162,500

Comparable Properties



12 Nichol St PRESTON 3072 (REI)

4 3 2

Price: $1,800,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)

Agent Comments



11 Raymond St PRESTON 3072 (REI)

4 2 2

Price: $1,800,000
Method: Private Sale
Date: 15/06/2024
Property Type: House

Agent Comments



65 Oakover Rd PRESTON 3072 (REI/VG)

3 2 3

Price: $1,925,000
Method: Private Sale
Date: 29/05/2024
Property Type: House (Res)
Land Size: 488 sqm approx

Agent Comments

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