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	268 Wood Street, Preston Vic 3072

Indicative selling price

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

Range between $1,320,000 & $1,395,000

Median sale price

Median price $1,174,000 Property Type House Suburb Preston

Period - From 01/10/2024 to 31/12/2024 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	7 Reidford Av PRESTON 3072	$1,342,000	15/01/2025
2	15 Patterson St PRESTON 3072	$1,335,000	26/10/2024
3	1/8 Union St PRESTON 3072	$1,370,000	28/08/2024

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: 12/02/2025 12:47

268 Wood Street, Preston Vic 3072

Colin Abbas
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4 3 2

Rooms: 6
Property Type: House
Land Size: 161 sqm approx

Indicative Selling Price
$1,320,000 - $1,395,000
Median House Price
December quarter 2024: $1,174,000

Agent Comments

Beautiful 4 bedroom home close to amenities and public transport

Comparable Properties

7 Reidford Av PRESTON 3072 (REI)

4 1 3

Price: $1,342,000
Method:
Date: 15/01/2025
Property Type: House

Agent Comments

15 Patterson St PRESTON 3072 (REI)

3 1 2

Price: $1,335,000
Method:
Date: 26/10/2024
Property Type: House

Agent Comments

1/8 Union St PRESTON 3072 (REI)

3 2 1

Price: $1,370,000
Method:
Date: 28/08/2024
Property Type: House

Agent Comments

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