

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

231 Raglan Street, Preston Vic 3072

Indicative selling price

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

Range between \$860,000 & \$900,000

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	16 Livingstone Pde PRESTON 3072	\$980,000	27/07/2024
2	8 Livingstone Pde PRESTON 3072	\$946,000	10/05/2024
3			

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: 18/09/2024 09:35



Property Type:
Agent Comments

Indicative Selling Price
\$860,000 - \$900,000
Median House Price
June quarter 2024: \$1,300,000

Comparable Properties



16 Livingstone Pde PRESTON 3072 (REI)

Agent Comments



Price: \$980,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 316 sqm approx



8 Livingstone Pde PRESTON 3072 (REI)

Agent Comments



Price: \$946,000
Method: Private Sale
Date: 10/05/2024
Property Type: House

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.

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