Statement of Information

Single residential property located in the Melbourne metropolitan area

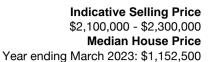
Section 47AF of the Estate Agents Act 1980

Proper	rty offered	for sale								
Includ	25 Your and code	25 Young Street, Preston Vic 3072								
Indicative selling price										
For the	meaning of	this price see	con	sumer.vic.gc	ν.au/ι	underquo	ting			
Range between \$2,100,000			&			\$2,300,000				
Media	n sale pric	e								
Medi	ian price \$1	,152,500	Pro	operty Type	Hous	e		Suburb	Preston	
Period	d - From 01	/04/2022	to	31/03/2023		Sc	urce	REIV		
Compa	arable pro _l	perty sales	(*De	lete A or B	belo	w as ap _l	olica	ble)		
A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.										
Address of comparable property								Pi	rice	Date of sale
1										
2										
3										
OR										
B*		agent or age		•		•				ee comparable onths.
This Statement of Information was prepared on:							on:	07/07/2023 12:34		





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Property Type: House
Agent Comments

Comparable Properties

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.

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



