

# 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

1/115 Albert Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$725,000

### Median sale price

Median price \$785,000

Property Type Townhouse

Suburb Preston

Period - From 02/08/2022

to 01/08/2023

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	3/23 Bailey Av PRESTON 3072	\$721,000	01/03/2023
2	2/3 Lovelace St PRESTON 3072	\$720,000	06/04/2023
3	7/16 Lyonsville Av PRESTON 3072	\$715,000	22/02/2023

**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:

02/08/2023 17:03

Maggie Sun

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**Indicative Selling Price**

\$725,000

**Median Townhouse Price**

02/08/2022 - 01/08/2023: \$785,000



2   3   1

**Property Type:** Townhouse

**Land Size:** 153 sqm approx

Agent Comments

## Comparable Properties



**3/23 Bailey Av PRESTON 3072 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$721,000

**Method:** Private Sale

**Date:** 01/03/2023

**Property Type:** Townhouse (Res)



**2/3 Lovelace St PRESTON 3072 (VG)**

Agent Comments

2   -   -

**Price:** \$720,000

**Method:** Sale

**Date:** 06/04/2023

**Property Type:** Townhouse (Conjoined)



**7/16 Lyonsville Av PRESTON 3072 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$715,000

**Method:** Private Sale

**Date:** 22/02/2023

**Property Type:** Townhouse (Single)

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