### 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

1/12 Mihil Street, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$650,000		&		\$715,000			
Median sale p	rice							
Median price	\$756,500	Pro	operty Type	Том	nhouse		Suburb	Preston
Period - From	17/04/2023	to	16/04/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/110 Gower St PRESTON 3072	\$735,000	05/12/2023
2	2/20 newcastle St PRESTON 3072	\$670,000	09/11/2023
3	3/20 Newcastle St PRESTON 3072	\$660,000	23/03/2024

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:

17/04/2024 14:41



# LOVE & CO





**Property Type:** Agent Comments Indicative Selling Price \$650,000 - \$715,000 Median Townhouse Price 17/04/2023 - 16/04/2024: \$756,500

## **Comparable Properties**



2/110 Gower St PRESTON 3072 (REI)



Price: \$735,000 Method: Private Sale Date: 05/12/2023 Property Type: Townhouse (Single) Agent Comments



2/20 newcastle St PRESTON 3072 (REI)

Agent Comments



Price: \$670,000 Method: Sold Before Auction Date: 09/11/2023 Property Type: Townhouse (Res)



3/20 Newcastle St PRESTON 3072 (REI)



(REI) Agent Comments

Price: \$660,000 Method: Auction Sale Date: 23/03/2024 Property Type: Townhouse (Res)

#### Account - Love & Co



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