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

10/4 Davis Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$630,000		&		\$693,000			
Median sale pı	rice							
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	6 Davis St PRESTON 3072	\$745,000	11/10/2023
2	29b Bradshaw St KINGSBURY 3083	\$715,000	16/12/2023
3	3/12 Wau St HEIDELBERG WEST 3081	\$640,000	02/12/2023

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.

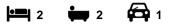
This Statement of Information was prepared on:

02/02/2024 22:19



hockingstuart





Property Type: Townhouse Agent Comments Indicative Selling Price \$630,000 - \$693,000 Median Unit Price Year ending December 2023: \$605,000

Comparable Properties



6 Davis St PRESTON 3072 (REI/VG)



Price: \$745,000 Method: Private Sale Date: 11/10/2023 Property Type: Townhouse (Single)

29b Bradshaw St KINGSBURY 3083 (REI)



Price: \$715,000 Method: Auction Sale Date: 16/12/2023 Property Type: Townhouse (Res)

Sold

3/12 Wau St HEIDELBERG WEST 3081 (REI) Agent



 $\blacksquare 1 \quad \textcircled{2} 2$

Agent Comments

Agent Comments

Agent Comments

Price: \$640,000 Method: Private Sale Date: 02/12/2023 Property Type: Unit

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



propertydata

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