

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 consumer.vic.gov.au/underquoting

Range between \$630,000 & \$693,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Preston

Period - From 01/01/2023 to 31/12/2023 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	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



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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)

Agent Comments

3 2 2

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

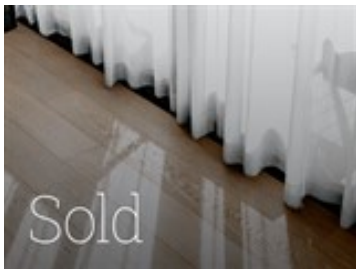


29b Bradshaw St KINGSBURY 3083 (REI)

Agent Comments

2 1 1

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



3/12 Wau St HEIDELBERG WEST 3081 (REI)

Agent Comments

2 1 2

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