

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

12/73 Spring Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$830,000

Median sale price

Median price \$527,500 Property Type Unit Suburb Preston

Period - From 01/10/2023 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	3/17 Joffre St RESERVOIR 3073	\$933,000	03/08/2023
2	3/9 Sheffield St PRESTON 3072	\$925,000	14/09/2023
3	1/29 Cameron St RESERVOIR 3073	\$910,000	18/01/2024

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:

30/01/2024 11:13



3 1 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3/17 Joffre St RESERVOIR 3073 (REI/VG)

Agent Comments

3 1 2

Price: \$933,000

Method: Sold Before Auction

Date: 03/08/2023

Property Type: Townhouse (Res)



3/9 Sheffield St PRESTON 3072 (REI/VG)

Agent Comments

3 2 2

Price: \$925,000

Method: Sold Before Auction

Date: 14/09/2023

Property Type: Townhouse (Res)



1/29 Cameron St RESERVOIR 3073 (REI)

Agent Comments

3 2 2

Price: \$910,000

Method: Private Sale

Date: 18/01/2024

Property Type: Townhouse (Single)

Land Size: 214 sqm approx