

# 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

141 Tyler 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)

Range between \$920,000 & \$980,000

### Median sale price

Median price \$1,195,000 Property Type House 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	50 Harrow St PRESTON 3072	\$958,000	25/11/2023
2	6 Barwon Av RESERVOIR 3073	\$950,000	05/02/2024
3	50 Gordon Gr PRESTON 3072	\$930,000	19/02/2024

**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:

23/02/2024 13:06



 3    1    2

**Property Type:** House  
**Land Size:** 558 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$920,000 - \$980,000  
**Median House Price**  
 Year ending December 2023: \$1,195,000

## Comparable Properties



**50 Harrow St PRESTON 3072 (REI/VG)**

Agent Comments

 3    1    1

**Price:** \$958,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx



**6 Barwon Av RESERVOIR 3073 (REI)**

Agent Comments

 3    1    2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 05/02/2024  
**Property Type:** House (Res)



**50 Gordon Gr PRESTON 3072 (REI)**

Agent Comments

 3    1    2

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 19/02/2024  
**Property Type:** House

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088