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

17 Gordon Grove, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,180,000	Pro	operty Type	Hou	se		Suburb	Preston
Period - From	01/04/2023	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	7 Wilcox St PRESTON 3072	\$1,175,000	20/05/2023
2	2 Watson St PRESTON 3072	\$1,150,000	24/04/2023
3	111 Wood St PRESTON 3072	\$1,050,000	20/07/2023

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:

09/08/2023 17:03









Rooms: 5 Property Type: House (Res) Land Size: 284 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2023: \$1,180,000

Comparable Properties



7 Wilcox St PRESTON 3072 (REI/VG)

2 Watson St PRESTON 3072 (REI/VG)

2



Price: \$1,175,000 Method: Auction Sale Date: 20/05/2023 Property Type: House (Res) Land Size: 397 sqm approx Agent Comments



Price: \$1,150,000 Method: Private Sale Date: 24/04/2023 Property Type: House Land Size: 472 sqm approx

3

111 Wood St PRESTON 3072 (REI)



Price: \$1,050,000 Method: Sold Before Auction Date: 20/07/2023 Property Type: House (Res) Land Size: 527 sqm approx Agent Comments

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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