

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 193 Gower Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,161,500 Property Type House Suburb Preston

Period - From 01/10/2022 to 30/09/2023 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	13 Martin St PRESTON 3072	\$1,050,000	23/09/2023
2			
3			

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: 18/10/2023 10:52

193 Gower Street, Preston Vic 3072



Property Type: House (Previously Occupied - Detached)

Land Size: 480 sqm approx

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending September 2023: \$1,161,500

Comparable Properties



13 Martin St PRESTON 3072 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 581 sqm approx

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.

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