

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

2/8 Union Street, Preston Vic 3072

Indicative selling price

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

Range between \$850,000 & \$895,000

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	12B Ellison St PRESTON 3072	\$870,000	21/11/2023
2	44 Grandview Rd PRESTON 3072	\$861,000	14/10/2023
3	21 Sinnott St PRESTON 3072	\$840,000	06/10/2023

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:

12/03/2024 13:24



Rooms: 4

Property Type: Townhouse

Agent Comments

Comparable Properties

12B Ellison St PRESTON 3072 (REI)

Agent Comments



Price: \$870,000

Method:

Date: 21/11/2023

Property Type: Townhouse (Single)

44 Grandview Rd PRESTON 3072 (REI)

Agent Comments



Price: \$861,000

Method:

Date: 14/10/2023

Property Type: Townhouse (Single)

21 Sinnott St PRESTON 3072 (REI)

Agent Comments



Price: \$840,000

Method:

Date: 06/10/2023

Property Type: Townhouse (Single)