Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/8 Union Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$850,000		&		\$895,000)		
Median sale pi	rice							
Median price	\$527,500	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/10/2023	to	31/12/2023		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.

Add	ess of comparable property Price Date of sale		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



2/8 Union Street, Preston Vic 3072







Rooms: 4 Property Type: Townhouse Agent Comments Colin Abbas 03 9403 9300 0414 659 635 colinabbas@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$895,000 Median Unit Price December quarter 2023: \$527,500

Comparable Properties

12B Ellison St PRESTON 3072 (REI)	Agent Comments
1 2 1 1	
Price: \$870,000	
Method: Date: 21/11/2023	
Property Type: Townhouse (Single)	
44 Grandview Rd PRESTON 3072 (REI)	Agent Comments
1 2 1 1	
Price: \$861,000	
Method: Date: 14/10/2023	
Property Type: Townhouse (Single)	
21 Sinnott St PRESTON 3072 (REI)	Agent Comments
2 1 2	
Price: \$840,000	
Method:	
Date: 06/10/2023 Property Type: Townhouse (Single)	
rioperty type. rownhouse (Single)	

Account - Jellis Craig | P: 03 9403 9300

propertydata



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