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

203 Gower Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,180,000	Pro	operty Type	Hou	ise		Suburb	Preston
Period - From	01/04/2023	to	30/06/2023		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	12 Foley Av PRESTON 3072	\$1,300,000	29/07/2023
2	41 Malpas St PRESTON 3072	\$1,285,000	22/04/2023
3	82 Raglan St PRESTON 3072	\$1,210,000	09/09/2023

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:

05/10/2023 09:09









Property Type: House (Previously Occupied - Detached) Land Size: 511 sqm approx Agent Comments

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> **Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** June guarter 2023: \$1,180,000

Comparable Properties



12 Foley Av PRESTON 3072 (REI) 2 2



Price: \$1,300,000 Method: Auction Sale Date: 29/07/2023 Property Type: House (Res) Agent Comments

41 Malpas St PRESTON 3072 (REI/VG)



Price: \$1,285,000 Method: Auction Sale Date: 22/04/2023 Property Type: House (Res) Land Size: 650 sqm approx

82 Raglan St PRESTON 3072 (REI)



Price: \$1,210,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 581 sqm approx

Account - Jellis Craig | P: 03 9070 5095



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Agent Comments

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