

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 consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Preston

Period - From 01/04/2023 to 30/06/2023 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	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

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2023: \$1,180,000



3 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 511 sqm approx

Agent Comments

Comparable Properties



12 Foley Av PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)



41 Malpas St PRESTON 3072 (REI/VG)

Agent Comments

3 1 1

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)

Agent Comments

2 1 3

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