

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

21/46 Mary Street, Preston Vic 3072

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Preston

Period - From 06/02/2023 to 05/02/2024 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	4/2 Myrtle Gr PRESTON 3072	\$735,000	03/10/2023
2	1/189 Bell St PRESTON 3072	\$690,000	26/08/2023
3	502/7 Warrs Av PRESTON 3072	\$680,000	27/09/2023

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:

06/02/2024 15:58



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median Unit Price
06/02/2023 - 05/02/2024: \$570,000

Comparable Properties



4/2 Myrtle Gr PRESTON 3072 (REI)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 03/10/2023
Property Type: Apartment



1/189 Bell St PRESTON 3072 (REI)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Townhouse (Res)
Land Size: 187 sqm approx



502/7 Warrs Av PRESTON 3072 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 27/09/2023
Property Type: Apartment

Account - Love & Co