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

23B Sheila Street, Preston Vic 3072

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------------------|------------|------|--------|---------|
| Range betweer | \$880,000 | | & | | \$960,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,180,000 | Pro | operty Type | perty Type House | | | Suburb | Preston |
| Period - From | 13/02/2023 | to | 12/02/2024 | | 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 | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-------------|--------------|
| 1 | 2B Bransgrove St PRESTON 3072 | \$1,100,000 | 18/01/2024 |
| 2 | 27 Jackman St PRESTON 3072 | \$990,000 | 26/08/2023 |
| 3 | 11a Kallista Ct PRESTON 3072 | \$850,000 | 16/09/2023 |

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:

13/02/2024 09:25



LOVE & CO

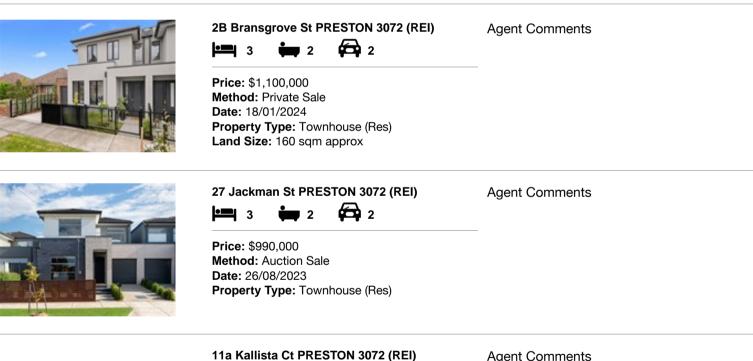




Property Type: Agent Comments

Indicative Selling Price \$880,000 - \$960,000 Median House Price 13/02/2023 - 12/02/2024: \$1,180,000

Comparable Properties



2 2 •**•** 3

Agent Comments

Price: \$850.000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res)

Account - Love & Co

propertydata



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