

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 consumer.vic.gov.au/underquoting

Range between \$880,000 & \$960,000

Median sale price

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

Period - From 13/02/2023 to 12/02/2024 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	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



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



2B Bransgrove St PRESTON 3072 (REI)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 18/01/2024
Property Type: Townhouse (Res)
Land Size: 160 sqm approx



27 Jackman St PRESTON 3072 (REI)

Agent Comments



Price: \$990,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Townhouse (Res)

11a Kallista Ct PRESTON 3072 (REI)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)

Account - Love & Co