

# 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

245 Tyler Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Preston

Period - From

01/10/2023

to

31/12/2023

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		
2		
3		

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:

17/01/2024 11:12

245 Tyler Street, Preston Vic 3072

**Jellis  
Craig**

Nigel Harry  
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**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

December quarter 2023: \$1,220,000



 4  3  2

**Property Type:** House (Res)

**Land Size:** 702 sqm approx

**Agent Comments**

Showcasing sparkling upgrades and sweeping city views, this light-filled four bedroom, three bathroom home offers spacious family living thanks to its flexible two level design.

## Comparable Properties

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.

**Account - Jellis Craig | P: 03 9403 9300**



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