

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

3/1 Myrtle Grove, Preston Vic 3072

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,161,500 Property Type House Suburb Preston

Period - From 01/10/2022 to 30/09/2023 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 | 17 Flinders St COBURG 3058 | \$1,200,000 | 28/10/2023 |
| 2 | 42B Wilcox St PRESTON 3072 | \$1,220,000 | 16/09/2023 |
| 3 | 119b Henty St RESERVOIR 3073 | \$1,145,000 | 11/11/2023 |

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:

14/11/2023 10:52

3/1 Myrtle Grove, Preston Vic 3072



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2023: \$1,161,500

Comparable Properties

17 Flinders St COBURG 3058 (REI)

Agent Comments



Price: \$1,200,000
Method:
Date: 28/10/2023
Property Type: Townhouse (Single)

42B Wilcox St PRESTON 3072 (REI)

Agent Comments



Price: \$1,220,000
Method:
Date: 16/09/2023
Property Type: Townhouse (Single)



119b Henty St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,145,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Townhouse (Res)

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