

## 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

3/115 ALBERT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Preston

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

2/110 GOWER STREET PRESTON VIC 3072	\$735,000	05-Dec-23
2/23 LYONSVILLE AVENUE PRESTON VIC 3072	\$802,000	16-Mar-24
126A GOWER STREET PRESTON VIC 3072	\$660,000	27-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 28 May 2024



**2/110 GOWER STREET PRESTON  
VIC 3072**

2 1 1

Sold Price **\$735,000** Sold Date **05-Dec-23**

Distance **0.39km**



**2/23 LYONSVILLE AVENUE  
PRESTON VIC 3072**

2 2 1

Sold Price **\$802,000** Sold Date **16-Mar-24**

Distance **0.26km**



**126A GOWER STREET PRESTON  
VIC 3072**

2 2 1

Sold Price **\$660,000** Sold Date **27-Mar-24**

Distance **0.49km**

RS = Recent sale      UN = Undisclosed Sale

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