

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

3/20 Newcastle Street, Preston Vic 3072

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$765,000 Property Type Townhouse Suburb Preston

Period - From 28/02/2023 to 28/02/2024 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	3/2 Bruce St PRESTON 3072	\$660,000	19/09/2023
2	4 Rosella Wik THORNBURY 3071	\$650,000	02/11/2023
3	4/189 Bell St PRESTON 3072	\$640,000	17/11/2023

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:

29/02/2024 10:52



Rooms: 1

Property Type: Townhouse

Agent Comments

Comparable Properties



3/2 Bruce St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 19/09/2023

Property Type: Townhouse (Single)

4 Rosella Wik THORNBURY 3071 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 02/11/2023

Property Type: Townhouse (Conjoined)



4/189 Bell St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 17/11/2023

Property Type: Townhouse (Res)