

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

3/52 Newcastle Street, Preston Vic 3072

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$770,000 Property Type Townhouse Suburb Preston

Period - From 19/03/2023 to 18/03/2024 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	2/20 newcastle St PRESTON 3072	\$670,000	09/11/2023
2	105a Wood St PRESTON 3072	\$665,000	14/11/2023
3	4 Rosella Wik THORNBURY 3071	\$650,000	02/11/2023

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: 19/03/2024 13:55

3/52 Newcastle Street, Preston Vic 3072



2 -

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Townhouse Price

19/03/2023 - 18/03/2024: \$770,000

Comparable Properties



2/20 newcastle St PRESTON 3072 (RE/VG)

Agent Comments

2 1 1

Price: \$670,000

Method: Sold Before Auction

Date: 09/11/2023

Property Type: Townhouse (Res)



105a Wood St PRESTON 3072 (VG)

Agent Comments

2 - -

Price: \$665,000

Method: Sale

Date: 14/11/2023

Property Type: Townhouse (Conjoined)

4 Rosella Wik THORNBURY 3071 (VG)

Agent Comments

2 - -

Price: \$650,000

Method: Sale

Date: 02/11/2023

Property Type: Townhouse (Conjoined)

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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