

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

4/46 Mary Street, Preston Vic 3072

Indicative selling price

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

Range between \$365,000 & \$400,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Preston

Period - From 26/03/2023 to 25/03/2024 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	102/1 High St PRESTON 3072	\$390,000	10/01/2024
2	301A/6 Clinch Av PRESTON 3072	\$386,000	19/12/2023
3	502/9 High St PRESTON 3072	\$379,000	18/12/2023

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:

26/03/2024 08:03



Property Type:
Agent Comments

Indicative Selling Price
\$365,000 - \$400,000
Median Unit Price
26/03/2023 - 25/03/2024: \$590,000

Comparable Properties



102/1 High St PRESTON 3072 (REI)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 10/01/2024
Property Type: Unit



301A/6 Clinch Av PRESTON 3072 (REI)

Agent Comments



Price: \$386,000
Method: Private Sale
Date: 19/12/2023
Property Type: Apartment



502/9 High St PRESTON 3072 (REI)

Agent Comments



Price: \$379,000
Method: Private Sale
Date: 18/12/2023
Property Type: Apartment

Account - Love & Co