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

59 Spring Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,150,000		&		\$1,265,000			
Median sale pi	rice							
Median price	\$1,152,500	Pro	operty Type	Hou	se		Suburb	Preston
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	38 Southernhay St RESERVOIR 3073	\$1,245,000	30/03/2023
2	9 Spencer St PRESTON 3072	\$1,200,000	27/02/2023
3	176 Murray Rd PRESTON 3072	\$1,165,000	24/06/2023

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:

25/07/2023 13:06



LOVE & CO





Rooms: 4 Property Type: House (Res) Land Size: 490 sqm approx Agent Comments Ken Gu 9471 0233 0433 428 060 ken.g@lovere.com.au

Indicative Selling Price \$1,150,000 - \$1,265,000 Median House Price Year ending June 2023: \$1,152,500

Comparable Properties



38 Southernhay St RESERVOIR 3073 (REI)



Price: \$1,245,000 Method: Private Sale Date: 30/03/2023 Property Type: House Land Size: 550 sqm approx



9 Spencer St PRESTON 3072 (REI)



Price: \$1,200,000 Method: Private Sale Date: 27/02/2023 Property Type: House Land Size: 522 sqm approx

176 Murray Rd PRESTON 3072 (REI)



Agent Comments

Agent Comments

Agent Comments



Price: \$1,165,000 Method: Auction Sale Date: 24/06/2023 Property Type: House Land Size: 649 sqm approx

Account - Love & Co



propertydata

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