## 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

60 Tyler Street, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$950,000		&		\$1,030,000			
Median sale p	rice							
Median price	\$1,220,000	Pro	operty Type	Hou	se		Suburb	Preston
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	52 Eton St PRESTON 3072	\$1,020,000	24/10/2023
2	58 Okeefe St PRESTON 3072	\$970,000	08/03/2024
3	50 Harrow St PRESTON 3072	\$958,000	25/11/2023

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:

20/03/2024 15:24



60 Tyler Street, Preston Vic 3072







Rooms: 4 Property Type: House Land Size: 438 sqm approx Agent Comments Stephanie Lentini 03 9070 5095 0437565273 stephanielentini@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,030,000 Median House Price December quarter 2023: \$1,220,000

# **Comparable Properties**



52 Eton St PRESTON 3072 (REI)



Price: \$1,020,000 Method: Private Sale Date: 24/10/2023 Property Type: House Agent Comments

58 Okeefe St PRESTON 3072 (REI)



Price: \$970,000 Method: Private Sale Date: 08/03/2024 Property Type: House (Res) Land Size: 504 sqm approx



50 Harrow St PRESTON 3072 (REI)



Price: \$958,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 696 sgm approx

#### Account - Jellis Craig | P: 03 9070 5095



propertydata

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Agent Comments

Agent Comments