

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 consumer.vic.gov.au/underquoting

Range between

\$950,000

&

\$1,030,000

Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Preston

Period - From

01/10/2023

to

31/12/2023

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	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



Rooms: 4
Property Type: House
Land Size: 438 sqm approx
Agent Comments

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)

Agent Comments



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



58 Okeefe St PRESTON 3072 (REI)

Agent Comments



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)

Agent Comments



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