

# 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

61 Tyler Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,242,500 Property Type House Suburb Preston

Period - From 01/01/2024 to 31/03/2024 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	57 Madeline St PRESTON 3072	\$1,100,000	01/06/2024
2	105 Rene St PRESTON 3072	\$1,050,000	27/05/2024
3	67 Madeline St PRESTON 3072	\$1,011,000	23/03/2024

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:

20/06/2024 11:24

Maggie Sun

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

March quarter 2024: \$1,242,500



 3    1    2

**Property Type:** House

**Land Size:** 727 sqm approx

Agent Comments

## Comparable Properties



**57 Madeline St PRESTON 3072 (REI)**

Agent Comments

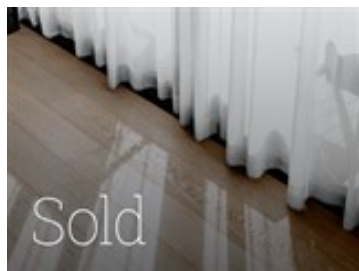
 3    1    2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** House (Res)



**105 Rene St PRESTON 3072 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 27/05/2024

**Property Type:** House



**67 Madeline St PRESTON 3072 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,011,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 534 sqm approx

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