

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 8/39 Mount Pleasant Road, Preston Vic 3072

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$527,500 Property Type Unit 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	58C Leinster Gr THORNBURY 3071	\$1,062,500	19/01/2024
2	3/411 Murray Rd PRESTON 3072	\$970,000	29/12/2023
3	6/39 Mt Pleasant Rd PRESTON 3072	\$950,000	23/12/2023

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: 04/03/2024 10:19



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



58C Leinster Gr THORNBURY 3071 (REI)

Agent Comments

3 2 2

Price: \$1,062,500

Method: Private Sale

Date: 19/01/2024

Property Type: Townhouse (Single)



3/411 Murray Rd PRESTON 3072 (REI)

Agent Comments

3 2 1

Price: \$970,000

Method: Private Sale

Date: 29/12/2023

Property Type: Townhouse (Single)



6/39 Mt Pleasant Rd PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 23/12/2023

Property Type: Townhouse (Single)