Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Flett Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$980,000		&		\$1,050,000			
Median sale pr	rice							
Median price	\$1,190,000	Pro	roperty Type Hous		se		Suburb	Preston
Period - From	01/07/2023	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	13 West St PRESTON 3072	\$1,045,000	14/10/2023
2	175 Mansfield St THORNBURY 3071	\$1,000,000	03/05/2023
3	131 Gower St PRESTON 3072	\$980,000	05/05/2023

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:

25/10/2023 11:10



9 Flett Street, Preston Vic 3072

McGrath





Property Type: Agent Comments Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$980,000 - \$1,050,000 Median House Price September quarter 2023: \$1,190,000

Comparable Properties



13 West St PRESTON 3072 (REI)



Price: \$1,045,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res) Agent Comments



Price: \$1,000,000 Method: Sold Before Auction Date: 03/05/2023 Property Type: House (Res) Land Size: 377 sqm approx

1

3



131 Gower St PRESTON 3072 (REI/VG)

175 Mansfield St THORNBURY 3071 (REI/VG)



ON 3072 (REI/VG) Ag

Agent Comments

Agent Comments

Price: \$980,000 Method: Private Sale Date: 05/05/2023 Property Type: House Land Size: 318 sqm approx

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.