

# 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

1A Laha Crescent, 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

\$700,000

&

\$770,000

### Median sale price

Median price

\$1,310,000

Property Type

House

Suburb

Preston

Period - From

01/07/2021

to

30/09/2021

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	152 Albert St PRESTON 3072	\$860,000	22/09/2021
2	14a Nisbett St RESERVOIR 3073	\$751,000	10/07/2021
3	79 Wood St PRESTON 3072	\$710,000	15/07/2021

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:

03/11/2021 16:29



 3   
  -   
 

**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

September quarter 2021: \$1,310,000

## Comparable Properties



**152 Albert St PRESTON 3072 (REI)**

**Agent Comments**

 3   
  1   
  1

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 22/09/2021  
**Property Type:** House



**14a Nisbett St RESERVOIR 3073 (REI)**

**Agent Comments**

 3   
  2   
  2

**Price:** \$751,000  
**Method:** Auction Sale  
**Date:** 10/07/2021  
**Property Type:** House (Res)  
**Land Size:** 234 sqm approx

**79 Wood St PRESTON 3072 (REI)**

**Agent Comments**

 3   
  2   
  2

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 15/07/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 157 sqm approx

**Account - Peter Markovic** | P: (03) 9419 5555 | F: (03) 9419 8017