

# 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

2/30 Mcnamara 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$790,000

Property Type Townhouse

Suburb Preston

Period - From 01/06/2022

to

31/05/2023

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 | 71B William St PRESTON 3072    | \$1,170,000 | 04/03/2023   |
| 2 | 2/15 Malcolm St PRESTON 3072   | \$1,111,000 | 22/04/2023   |
| 3 | 1/5 Leicester St PRESTON 3072  | \$1,100,000 | 23/02/2023   |

**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:

01/06/2023 20:02



3 2 2

**Rooms:** 4

**Property Type:** Townhouse

**Land Size:** 250 sqm approx

Agent Comments

## Comparable Properties



**71B William St PRESTON 3072 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 04/03/2023

**Property Type:** Townhouse (Res)



**2/15 Malcolm St PRESTON 3072 (REI)**

Agent Comments

3 2 1

**Price:** \$1,111,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** Townhouse (Res)

**Land Size:** 194 sqm approx



**1/5 Leicester St PRESTON 3072 (REI)**

Agent Comments

3 3 2

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

**Method:** Sold Before Auction

**Date:** 23/02/2023

**Property Type:** Townhouse (Res)