### 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$790,000	Pro	operty Type	Tow	nhouse		Suburb	Preston
Period - From	01/06/2022	to	31/05/2023		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.

Ade	dress 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:

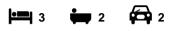
01/06/2023 20:02



2/30 Mcnamara Street, Preston Vic 3072

# RT Edgar





Rooms: 4 Property Type: Townhouse Land Size: 250 sqm approx Agent Comments Jay Trikha 03 8888 2000 0499 888 376 jtrikha@rtedgar.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median Townhouse Price 01/06/2022 - 31/05/2023: \$790,000

## **Comparable Properties**



71B William St PRESTON 3072 (REI/VG)



Price: \$1,170,000 Method: Auction Sale Date: 04/03/2023 Property Type: Townhouse (Res)



2/15 Malcolm St PRESTON 3072 (REI)

Agent Comments

Agent Comments



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

Price: \$1,100,000 Method: Sold Before Auction Date: 23/02/2023 Property Type: Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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