

# 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

5/7 Cooma 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 \$275,000 & \$295,000

### Median sale price

Median price \$631,250 Property Type Unit Suburb Preston

Period - From 01/04/2022 to 31/03/2023 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	3/70 Bruce St PRESTON 3072	\$320,000	29/05/2023
2	6/7 Smith St THORNBURY 3071	\$305,000	21/03/2023
3	6/75 Pender St THORNBURY 3071	\$300,000	11/05/2023

**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:

13/06/2023 08:48

Zese Theocharis  
03 9471 0233  
0431 336 657  
zese.t@lovere.com.au



**Property Type:** Flat  
**Land Size:** 980.653 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$275,000 - \$295,000  
**Median Unit Price**  
Year ending March 2023: \$631,250

## Comparable Properties



3/70 Bruce St PRESTON 3072 (REI)

**Agent Comments**



**Price:** \$320,000  
**Method:** Sold Before Auction  
**Date:** 29/05/2023  
**Property Type:** Unit



6/7 Smith St THORBURY 3071 (REI)

**Agent Comments**



**Price:** \$305,000  
**Method:** Private Sale  
**Date:** 21/03/2023  
**Property Type:** Apartment



6/75 Pender St THORBURY 3071 (REI)

**Agent Comments**



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 11/05/2023  
**Property Type:** Unit

Account - Love & Co