

# 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

3/2 Arthur 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 \$400,000

&

\$420,000

### Median sale price

Median price \$637,000

Property Type Unit

Suburb Preston

Period - From 01/01/2022

to

31/12/2022

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	10/6 Kemp St THORNBURY 3071	\$400,000	29/10/2022
2	3A/6 Clinch Av PRESTON 3072	\$395,000	19/10/2022
3	9/105 Dundas St PRESTON 3072	\$375,000	06/12/2022

**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:

17/03/2023 10:10

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**Indicative Selling Price**  
\$400,000 - \$420,000

**Median Unit Price**

Year ending December 2022: \$637,000



1 bed 1 bath 1 car

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



10/6 Kemp St THORBURY 3071 (REI)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$400,000

**Method:** Auction Sale

**Date:** 29/10/2022

**Property Type:** Apartment



3A/6 Clinch Av PRESTON 3072 (REI)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$395,000

**Method:** Private Sale

**Date:** 19/10/2022

**Property Type:** Apartment



9/105 Dundas St PRESTON 3072 (REI)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$375,000

**Method:** Private Sale

**Date:** 06/12/2022

**Property Type:** Apartment

Account - Love & Co