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	3/2 Arthur Street, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$637,000	Pro	perty 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



LOVE & CO

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

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

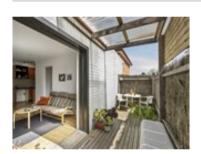
Year ending December 2022: \$637,000





Agent Comments

Comparable Properties



10/6 Kemp St THORNBURY 3071 (REI)

Price: \$400,000 Method: Auction Sale Date: 29/10/2022

Property Type: Apartment

Agent Comments



3A/6 Clinch Av PRESTON 3072 (REI)





Price: \$395,000 Method: Private Sale Date: 19/10/2022

Property Type: Apartment

Agent Comments



9/105 Dundas St PRESTON 3072 (REI)





Price: \$375.000 Method: Private Sale Date: 06/12/2022

Property Type: Apartment

Agent Comments

Account - Love & Co



