

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

102/7 Warrs Avenue, Preston Vic 3072

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$636,000

Property Type Unit

Suburb Preston

Period - From 01/10/2020

to 31/12/2020

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	114/10 Clinch Av PRESTON 3072	\$480,000	27/11/2020
2	113/450 Bell St PRESTON 3072	\$460,000	13/10/2020
3	307/204 High St PRESTON 3072	\$445,000	06/10/2020

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:

19/01/2021 15:32



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



114/10 Clinch Av PRESTON 3072 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 27/11/2020

Property Type: Apartment

113/450 Bell St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 13/10/2020

Rooms: 4

Property Type: Apartment

307/204 High St PRESTON 3072 (VG)

Agent Comments



Price: \$445,000

Method: Sale

Date: 06/10/2020

Property Type: Strata Flat - Single OYO Flat