### 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

18/4-6 Sheffield Street, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$440,000		&		\$480,000			
Median sale p	rice							
Median price	\$642,000	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/07/2020	to	30/06/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	110/388 Murray Rd PRESTON 3072	\$480,000	08/09/2021
2	204/388 Murray Rd PRESTON 3072	\$478,000	03/08/2021
3	4/212 Spring St RESERVOIR 3073	\$440,000	25/05/2021

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:

01/10/2021 10:05



18/4-6 Sheffield Street, Preston Vic 3072

# LOVE & CO





**Property Type:** Agent Comments

**Indicative Selling Price** \$440,000 - \$480,000 **Median Unit Price** Year ending June 2021: \$642,000

## **Comparable Properties**

110/388 Murray Rd PRESTON 3072 (REI)



Price: \$480,000 Method: Sold Before Auction Date: 08/09/2021 Property Type: Apartment

Agent Comments



204/388 Murray Rd PRESTON 3072 (REI)

Agent Comments





Price: \$478,000 Method: Private Sale Date: 03/08/2021 Property Type: Apartment

4/212 Spring St RESERVOIR 3073 (REI)



Agent Comments



Price: \$440.000 Method: Private Sale Date: 25/05/2021 Rooms: 4 Property Type: Unit

#### Account - Love & Co



propertydata

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