

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 consumer.vic.gov.au/underquoting

Range between \$440,000 & \$480,000

Median sale price

Median price \$642,000 Property Type Unit Suburb Preston

Period - From 01/07/2020 to 30/06/2021 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	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



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)

Agent Comments



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



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