

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

14 Elm Street, Preston Vic 3072

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$631,250

Property Type Unit

Suburb Preston

Period - From 01/04/2022

to 31/03/2023

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	1/2 Laha Cr PRESTON 3072	\$655,000	08/06/2023
2	3/45 Beatrice St PRESTON 3072	\$722,500	27/05/2023
3	4/785 Plenty Rd RESERVOIR 3073	\$660,000	15/06/2023

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:

22/06/2023 12:29



3 2 1

Property Type: Land
Land Size: 251 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
Year ending March 2023: \$631,250

Comparable Properties



1/2 Laha Cr PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$655,000
Method:
Date: 08/06/2023
Property Type: Unit



3/45 Beatrice St PRESTON 3072 (REI)

Agent Comments

3 2 1

Price: \$722,500
Method: Auction Sale
Date: 27/05/2023
Property Type: Townhouse (Res)



4/785 Plenty Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$660,000
Method: Sold Before Auction
Date: 15/06/2023
Property Type: Townhouse (Single)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088