

# 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

1/1 Sheila Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$750,000 Property Type Townhouse Suburb Preston

Period - From 15/01/2024 to 14/01/2025 Source Property Data

### 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	2/1 Cormac St PRESTON 3072	\$700,000	16/12/2024
2	1d Harold St PRESTON 3072	\$715,000	21/09/2024
3	2/10 Osborne Gr PRESTON 3072	\$742,000	17/08/2024

**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: 15/01/2025 11:03



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median Townhouse Price**  
15/01/2024 - 14/01/2025: \$750,000

## Comparable Properties



**2/1 Cormac St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 16/12/2024  
**Property Type:** Townhouse (Single)



**1d Harold St PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$715,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** Townhouse (Res)



**2/10 Osborne Gr PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$742,000  
**Method:** Private Sale  
**Date:** 17/08/2024  
**Property Type:** Townhouse (Single)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



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