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

1/69 Mcnamara Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$785,000	Pro	operty Type	Tow	nhouse		Suburb	Preston
Period - From	12/09/2022	to	11/09/2023		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	54a De Chene Pde COBURG NORTH 3058	\$1,010,000	26/08/2023
2	175 Urquhart St COBURG 3058	\$985,000	03/08/2023
3	10/33 Cramer St PRESTON 3072	\$901,000	08/04/2023

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:

12/09/2023 10:29



1/69 Mcnamara Street, Preston Vic 3072

LOVE & CO

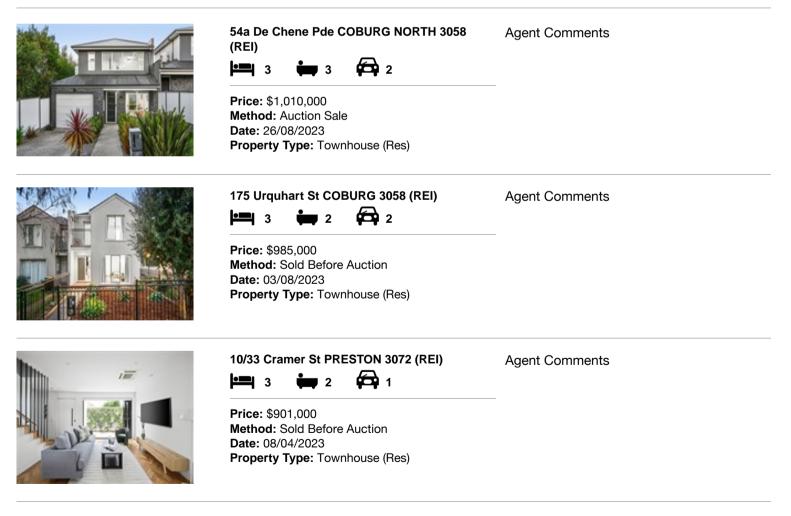




Property Type: Townhouse **Land Size:** 127 sqm approx Agent Comments George Theocharis 03 9480 2288 0415 578 809 george.t@lovere.com.au

Indicative Selling Price \$900,000 - \$990,000 Median Townhouse Price 12/09/2022 - 11/09/2023: \$785,000

Comparable Properties



Account - Love & Co



propertydata

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