

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 consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$785,000 Property Type Townhouse Suburb Preston

Period - From 12/09/2022 to 11/09/2023 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	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

George Theocharis

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Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

12/09/2022 - 11/09/2023: \$785,000



3 2 1

Property Type: Townhouse

Land Size: 127 sqm approx

Agent Comments

Comparable Properties



54a De Chene Pde COBURG NORTH 3058 (REI)

Agent Comments

3 3 2

Price: \$1,010,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



175 Urquhart St COBURG 3058 (REI)

Agent Comments

3 2 2

Price: \$985,000

Method: Sold Before Auction

Date: 03/08/2023

Property Type: Townhouse (Res)



10/33 Cramer St PRESTON 3072 (REI)

Agent Comments

3 2 1

Price: \$901,000

Method: Sold Before Auction

Date: 08/04/2023

Property Type: Townhouse (Res)

Account - Love & Co



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