

2/26 Tyler Street, Preston Vic 3072



2 Bed 1 Bath 2 Car

Rooms: 4

Property Type: Unit

Land Size: 150 sqm approx

Indicative Selling Price

\$500,000 -550,000

Median House Price

September quarter 2024: \$600,500

Comparable Properties



2/26 Nisbett Street, Reservoir 3073 (REI)

2 Bed 1 Bath 1 Car

Price: \$525,000

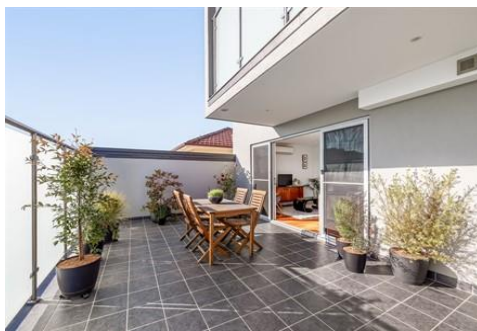
Method: Private Sale

Date: 18/09/2024

Rooms: 4

Property Type: Unit

Agent Comments: Larger land size Inferior property
Comparable property



4/132a Wood Street, Preston 3072 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$540,000

Method: Private Sale

Date: 12/09/2024

Property Type: Apartment

Agent Comments: Newer property Apartment
Comparable property



5/835 Plenty Road, Reservoir 3073 (REI/VG)

2 Bed 1 Bath 2 Car

Price: \$545,000

Method: Private Sale

Date: 09/08/2024

Property Type: Unit

Land Size: 180 sqm approx

Agent Comments: Apartment style property Main road
Updated Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2/26 Tyler Street, Preston Vic 3072

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$600,500 Unit x Suburb Preston

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

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
2/26 Nisbett Street, RESERVOIR 3073	\$525,000	18/09/2024
4/132a Wood Street, PRESTON 3072	\$540,000	12/09/2024
5/835 Plenty Road, RESERVOIR 3073	\$545,000	09/08/2024

This Statement of Information was prepared on:

22/11/2024 11:01