

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

1/18 Furzer Street, Preston Vic 3072

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$647,500

Property Type Unit

Suburb Preston

Period - From 01/04/2021

to 31/03/2022

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	2/19 Horton St RESERVOIR 3073	\$697,000	07/04/2022
2	2/427 Murray Rd PRESTON 3072	\$695,000	19/02/2022
3	4/465 Murray Rd PRESTON 3072	\$685,000	07/04/2022

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:

20/05/2022 14:33



2 1 1

Property Type: Villa Unit

Agent Comments

Comparable Properties



2/19 Horton St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$697,000

Method: Private Sale

Date: 07/04/2022

Property Type: Unit



2/427 Murray Rd PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$695,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Unit



4/465 Murray Rd PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$685,000

Method: Private Sale

Date: 07/04/2022

Property Type: Unit