Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/110 David Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$495,000								
Median sale p	rice								
Median price	\$660,000	Pro	operty Type	Unit			Suburb Preston		
Period - From	01/01/2021	to	31/12/2021		So	urce	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	104/18 Gilbert Rd PRESTON 3072	\$500,000	15/12/2021
2	210/10 Clinch Av PRESTON 3072	\$490,000	04/02/2022
3	112/388 Murray Rd PRESTON 3072	\$480,000	06/12/2021

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:

16/02/2022 10:18



3/110 David Street, Preston Vic 3072

LOVE & CO





Property Type: Apartment Agent Comments George Theocharis 03 9480 2288 0415 578 809 george.t@lovere.com.au

Indicative Selling Price \$495,000 Median Unit Price Year ending December 2021: \$660,000

Comparable Properties



104/18 Gilbert Rd PRESTON 3072 (REI)



Price: \$500,000 Method: Private Sale Date: 15/12/2021 Property Type: Apartment Agent Comments



210/10 Clinch Av PRESTON 3072 (REI)

Agent Comments



Price: \$490,000 Method: Private Sale Date: 04/02/2022 Property Type: Apartment

112/388 Murray Rd PRESTON 3072 (REI)



Agent Comments



Price: \$480,000 Method: Private Sale Date: 06/12/2021 Property Type: Apartment

Account - Love & Co



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