

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

2/166 Raglan Street, Preston Vic 3072

Indicative selling price

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

Single price

\$729,000

Median sale price

Median price

\$785,000

Property Type

Townhouse

Suburb

Preston

Period - From

25/07/2022

to

24/07/2023

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	5/66 Collins St THORNBURY 3071	\$760,000	30/05/2023
2	3/166 Raglan St PRESTON 3072	\$740,000	13/05/2023
3	2/202 Collins St THORNBURY 3071	\$732,500	25/05/2023

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:

25/07/2023 16:33



Property Type:
Agent Comments

Indicative Selling Price

\$729,000

Median Townhouse Price

25/07/2022 - 24/07/2023: \$785,000

Comparable Properties



5/66 Collins St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 30/05/2023

Property Type: Townhouse (Single)



3/166 Raglan St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$740,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Apartment



2/202 Collins St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$732,500

Method: Private Sale

Date: 25/05/2023

Property Type: Townhouse (Res)

Land Size: 110 sqm approx