

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

5/226 Gower Street, Preston Vic 3072

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$637,000

Property Type Unit

Suburb Preston

Period - From 01/01/2020

to 31/03/2020

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	3/102 Albert St PRESTON 3072	\$616,000	27/05/2020
2	4/102 Albert St PRESTON 3072	\$612,500	13/05/2020
3	3/22 Murphy Gr PRESTON 3072	\$575,000	21/03/2020

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:

02/06/2020 10:34



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
March quarter 2020: \$637,000

Comparable Properties

3/102 Albert St PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$616,000
Method: Private Sale
Date: 27/05/2020
Rooms: 4
Property Type: Townhouse (Res)

4/102 Albert St PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$612,500
Method: Private Sale
Date: 13/05/2020
Rooms: 4
Property Type: Townhouse (Res)



3/22 Murphy Gr PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000
Method: Auction Sale
Date: 21/03/2020
Property Type: Unit