

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

44 TYLER STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,126,000

Property type

House

Suburb

Preston

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

28 DEAN STREET PRESTON VIC 3072	\$1,130,000	06-May-23
32 DEAN STREET PRESTON VIC 3072	\$1,055,000	23-Mar-23
124 MURRAY ROAD PRESTON VIC 3072	\$1,105,000	28-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 23 May 2023



28 DEAN STREET PRESTON VIC 3072

Sold Price

^{RS}

\$1,130,000

Sold Date

06-May-23

3

1

1

Distance

1.47km



32 DEAN STREET PRESTON VIC 3072

Sold Price

\$1,055,000

Sold Date

23-Mar-23

3

-

-

Distance

1.47km



124 MURRAY ROAD PRESTON VIC 3072

Sold Price

\$1,105,000

Sold Date

28-Feb-23

3

1

2

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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