

# 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

14 Tyler Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$690,000

### Median sale price

Median price

\$786,250

Property Type

Townhouse

Suburb

Preston

Period - From

28/08/2022

to

27/08/2023

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	3/4 Davis St PRESTON 3072	\$720,000	19/06/2023
2	3/54 Chaleyer St RESERVOIR 3073	\$682,000	29/06/2023
3	3/41 Albert St PRESTON 3072	\$631,000	17/06/2023

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:

28/08/2023 09:11

14 Tyler Street, Preston Vic 3072

LOVE & CO

Zese Theocharis

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**Indicative Selling Price**

\$690,000

**Median Townhouse Price**

28/08/2022 - 27/08/2023: \$786,250



2 2 1

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties

3/4 Davis St PRESTON 3072 (REI)

Agent Comments

2 2 1

**Price:** \$720,000

**Method:** Sold Before Auction

**Date:** 19/06/2023

**Property Type:** Townhouse (Res)



3/54 Chaleyer St RESERVOIR 3073 (REI)

Agent Comments

2 2 1

**Price:** \$682,000

**Method:** Sold Before Auction

**Date:** 29/06/2023

**Property Type:** Townhouse (Res)

3/41 Albert St PRESTON 3072 (REI)

Agent Comments

2 1 1

**Price:** \$631,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** Townhouse (Res)

**Land Size:** 128 sqm approx

Account - Love & Co



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