

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

1/44-46 Mary Street, Preston Vic 3072

Indicative selling price

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

Range between \$430,000

&

\$460,000

Median sale price

Median price \$475,000

Property Type Unit

Suburb Preston

Period - From 15/05/2022

to

14/05/2023

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	509/54 High St PRESTON 3072	\$460,000	19/03/2023
2	8/767 High St RESERVOIR 3073	\$445,000	27/02/2023
3	27/44-46 Mary St PRESTON 3072	\$430,000	15/04/2023

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:

15/05/2023 11:11



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

15/05/2022 - 14/05/2023: \$475,000

Comparable Properties



509/54 High St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 19/03/2023

Property Type: Apartment



8/767 High St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$445,000

Method: Private Sale

Date: 27/02/2023

Property Type: Apartment



27/44-46 Mary St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$430,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Apartment

Account - Love & Co