

# 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

1/68 Beauchamp Street, Preston Vic 3072

### Indicative selling price

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

Range between

\$985,000

&

\$1,080,000

### Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Preston

Period - From

01/01/2021

to

31/03/2021

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	7b Carlisle St PRESTON 3072	\$985,000	26/06/2021
2	71A William St PRESTON 3072	\$1,090,000	26/04/2021
3	2/44 Showers St PRESTON 3072	\$1,080,000	17/04/2021

**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:

02/07/2021 17:33



**Property Type:** Townhouse

**Land Size:** 219 sqm approx

Agent Comments

## Comparable Properties

### 7b Carlisle St PRESTON 3072 (REI)

Agent Comments



**Price:** \$985,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** Townhouse (Res)



### 71A William St PRESTON 3072 (REI/VG)

Agent Comments



**Price:** \$1,090,000

**Method:** Sold Before Auction

**Date:** 26/04/2021

**Property Type:** Townhouse (Res)



### 2/44 Showers St PRESTON 3072 (REI/VG)

Agent Comments



**Price:** \$1,080,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** Townhouse (Res)