Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/1a Watson Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	n \$590,000		&		\$649,000			
Median sale p	rice							
Median price	\$592,500	Pro	operty Type	Unit			Suburb	Preston
Period - From	01/10/2019	to	30/09/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/65 Pender St PRESTON 3072	\$655,000	18/07/2020
2	1/241 Wood St PRESTON 3072	\$613,000	15/08/2020
3			

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:

20/10/2020 18:58



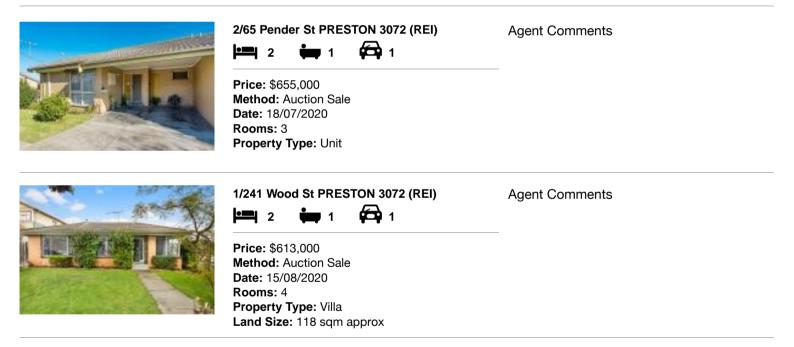
LOVE & CO





Property Type: Flat Land Size: 174.427 sqm approx Agent Comments Indicative Selling Price \$590,000 - \$649,000 Median Unit Price Year ending September 2020: \$592,500

Comparable Properties



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.

Account - Love & Co

