

# 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

2/1a Watson 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 \$590,000

&

\$649,000

### Median sale price

Median price \$592,500

Property Type Unit

Suburb Preston

Period - From 01/10/2019

to 30/09/2020

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	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



**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



**2/65 Pender St PRESTON 3072 (REI)**

**Agent Comments**



**Price:** \$655,000  
**Method:** Auction Sale  
**Date:** 18/07/2020  
**Rooms:** 3  
**Property Type:** Unit



**1/241 Wood St PRESTON 3072 (REI)**

**Agent Comments**



**Price:** \$613,000  
**Method:** Auction Sale  
**Date:** 15/08/2020  
**Rooms:** 4  
**Property Type:** Villa  
**Land Size:** 118 sqm approx

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.