

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

7a Showers Street, Preston Vic 3072

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Preston

Period - From 01/04/2022 to 30/06/2022 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	40 Scotia St PRESTON 3072	\$855,000	07/09/2022
2	32/85c Clyde St THORNBURY 3071	\$855,000	26/04/2022
3	6/8-10 Martin St THORNBURY 3071	\$820,000	03/09/2022

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:

06/10/2022 10:19

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Indicative Selling Price
\$820,000 - \$900,000
Median Unit Price
June quarter 2022: \$660,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



40 Scotia St PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$855,000
Method: Private Sale
Date: 07/09/2022
Property Type: Townhouse (Single)



32/85c Clyde St THORNBURY 3071 (REI)

Agent Comments

3 2 2

Price: \$855,000
Method: Private Sale
Date: 26/04/2022
Property Type: Townhouse (Single)
Land Size: 7334 sqm approx



6/8-10 Martin St THORNBURY 3071 (REI)

Agent Comments

3 1 2

Price: \$820,000
Method: Auction Sale
Date: 03/09/2022
Property Type: Townhouse (Res)

Account - Love & Co