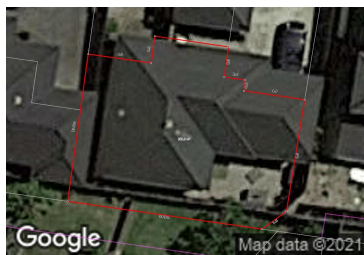


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



115A TYLER STREET, PRESTON, VIC

2 1 2

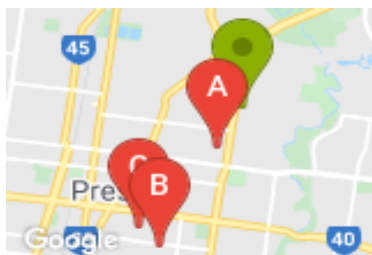
Indicative Selling Price

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

Price Range: \$620,000 to \$682,000

Provided by: George Ioannou, Harcourts Rata & Co

MEDIAN SALE PRICE



PRESTON, VIC, 3072

Suburb Median Sale Price (Unit)

\$513,999

01 January 2020 to 31 December 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



10/30 LYONSVILLE AVE, PRESTON, VIC 3072

2 2 1

Sale Price

\$653,500

Sale Date: 02/11/2020

Distance from Property: 669m



6/153 RAGLAN ST, PRESTON, VIC 3072

2 1 1

Sale Price

\$683,500

Sale Date: 17/11/2020

Distance from Property: 2.3km



2/19 BUTLER ST, PRESTON, VIC 3072

2 1 1

Sale Price

***\$746,000**

Sale Date: 12/12/2020

Distance from Property: 2.2km



This report has been compiled on 20/01/2021 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

115A TYLER STREET, PRESTON, VIC 3072

Indicative selling price

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

Price Range:

\$620,000 to \$682,000

Median sale price

Median price

\$513,999

Property type

Unit

Suburb

PRESTON

Period

01 January 2020 to 31 December 2020

Source

 pricefinder

Comparable property sales

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

Price

Date of sale

10/30 LYONSVILLE AVE, PRESTON, VIC 3072	\$653,500	02/11/2020
6/153 RAGLAN ST, PRESTON, VIC 3072	\$683,500	17/11/2020
2/19 BUTLER ST, PRESTON, VIC 3072	*\$746,000	12/12/2020

This Statement of Information was prepared

20/01/2021