

# 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

4/259 Gower 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)

Single price

\$290,000

### Median sale price

Median price

\$608,000

Property Type

Unit

Suburb

Preston

Period - From

07/06/2021

to

06/06/2022

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	6/106 Keon St THORNBURY 3071	\$312,000	24/03/2022
2	7/33 Gregory Gr PRESTON 3072	\$310,000	23/04/2022
3	3/90 Harold St THORNBURY 3071	\$299,000	25/03/2022

**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:

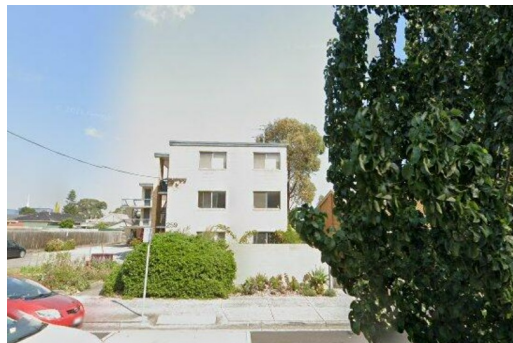
07/06/2022 11:48

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**Indicative Selling Price**  
\$290,000

**Median Unit Price**

07/06/2021 - 06/06/2022: \$608,000



**Property Type:**

Agent Comments

## Comparable Properties



**6/106 Keon St THORBURY 3071 (REI)**

Agent Comments



**Price:** \$312,000

**Method:** Private Sale

**Date:** 24/03/2022

**Property Type:** Apartment



**7/33 Gregory Gr PRESTON 3072 (REI)**

Agent Comments



**Price:** \$310,000

**Method:** Private Sale

**Date:** 23/04/2022

**Property Type:** Apartment



**3/90 Harold St THORBURY 3071 (REI)**

Agent Comments



**Price:** \$299,000

**Method:** Private Sale

**Date:** 25/03/2022

**Rooms:** 3

**Property Type:** Apartment

**Account - Love & Co**