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 4/259 Gower Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$290,000						
Median sale pri	ice						
		_			<u> </u>		

Median price	\$608,000	Pro	operty Type	Unit		Sub	ourb	Preston
Period - From	07/06/2021	to	06/06/2022		Sou	Irce REI	IV	

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.

Add	dress 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



LOVE & CO





Property Type: Agent Comments Zese Theocharis 03 9471 0233 0431 336 657 zese.t@lovere.com.au

Indicative Selling Price \$290,000 Median Unit Price 07/06/2021 - 06/06/2022: \$608,000

Comparable Properties



6/106 Keon St THORNBURY 3071 (REI)



Price: \$312,000 Method: Private Sale Date: 24/03/2022 Property Type: Apartment Agent Comments



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 THORNBURY 3071 (REI)



Agent Comments



Price: \$299,000 Method: Private Sale Date: 25/03/2022 Rooms: 3 Property Type: Apartment

Account - Love & Co



propertydata

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