

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

1/115 Albert Street, Preston Vic 3072

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

Median price \$760,000 Property Type Townhouse Suburb Preston

Period - From 01/03/2023 to 29/02/2024 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	1/500 Plenty Rd PRESTON 3072	\$700,000	01/11/2023
2	2/20 newcastle St PRESTON 3072	\$670,000	09/11/2023
3	3/2 Bruce St PRESTON 3072	\$660,000	19/09/2023

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:

01/03/2024 10:20

1/115 Albert Street, Preston Vic 3072

McGrath

Maggie Sun

03 9889 8800

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Indicative Selling Price

\$660,000 - \$720,000

Median Townhouse Price

01/03/2023 - 29/02/2024: \$760,000



2 3 1

Property Type: Townhouse

Agent Comments

Comparable Properties



1/500 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments

2 2 1

Price: \$700,000

Method: Private Sale

Date: 01/11/2023

Property Type: Townhouse (Res)



2/20 newcastle St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$670,000

Method: Sold Before Auction

Date: 09/11/2023

Property Type: Townhouse (Res)



3/2 Bruce St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000

Method: Private Sale

Date: 19/09/2023

Property Type: Townhouse (Single)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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