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			4/132A Wood Street, Preston Vic 3072											
Indicat	Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting														
Range between \$530,00			000	&			\$560,000							
Median sale price														
Media	an price	\$630,00	00	Pro	operty Type	Unit			Subu	rb	Preston			
Perioc	d - From	01/07/2	023	to	30/06/2024		Sc	ource	REIV					
Compa	arable pr	operty	sales	(*De	lete A or B	belo	w as ap _l	plica	ble)					
A*	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										Pr	ice		Date of sale	
1														
2														
3														
OR														
B*		_	_		epresentative wo kilometres		•						comparable other.	
	This Statement of Information was prepared on:									21/08/2024 11:22				





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> Indicative Selling Price \$530,000 - \$560,000 Median Unit Price Year ending June 2024: \$630,000



Property Type: Apartment
Agent Comments

Comparable Properties

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.

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