

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

4/8 Spring Street, Preston Vic 3072

Indicative selling price

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

Range between

\$320,000

&

\$352,000

Median sale price

Median price

\$456,000

Property Type

Unit

Suburb

Preston

Period - From

14/09/2022

to

13/09/2023

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	606/50-56 High St PRESTON 3072	\$347,000	31/08/2023
2	55/104 St Georges Rd PRESTON 3072	\$345,000	01/08/2023
3	9/853 High St RESERVOIR 3073	\$340,000	29/08/2023

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:

14/09/2023 10:53

4/8 Spring Street, Preston Vic 3072

McGrath

Allan Fang
0423522749
allanfang@mcgrath.com.au



1 1 1

Rooms: 2
Property Type: flat
Agent Comments

Indicative Selling Price
\$320,000 - \$352,000
Median Unit Price
14/09/2022 - 13/09/2023: \$456,000

Comparable Properties



606/50-56 High St PRESTON 3072 (REI)

Agent Comments

1 1 1

Price: \$347,000
Method: Private Sale
Date: 31/08/2023
Rooms: 1
Property Type: Apartment



55/104 St Georges Rd PRESTON 3072 (REI)

Agent Comments

1 1 1

Price: \$345,000
Method: Private Sale
Date: 01/08/2023
Property Type: Apartment



9/853 High St RESERVOIR 3073 (REI)

Agent Comments

1 1 1

Price: \$340,000
Method: Sold Before Auction
Date: 29/08/2023
Property Type: Unit

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



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