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

201/33 Seymour Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this	price see	consumer.vic.gov	.au/underquoting
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Single price \$428,000

Median sale price

Median price	\$624,000	Pro	perty Type Unit	t	Suburk	Preston
Period - From	01/01/2024	to	31/03/2024	Sou	rce 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.

Add	dress of comparable property	Price	Date of sale
1	13/383 Gilbert Rd PRESTON 3072	\$435,000	23/12/2023
2	501/100 Plenty Rd PRESTON 3072	\$426,000	12/12/2023
3	3/35 Gregory Gr PRESTON 3072	\$425,000	13/01/2024

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:

26/04/2024 16:00



Dingle Partners





Property Type: Agent Comments Indicative Selling Price \$428,000 Median Unit Price March quarter 2024: \$624,000

Comparable Properties



13/383 Gilbert Rd PRESTON 3072 (REI/VG)



Price: \$435,000 Method: Private Sale Date: 23/12/2023 Property Type: Apartment



501/100 Plenty Rd PRESTON 3072 (REI/VG)



Price: \$426,000 Method: Private Sale Date: 12/12/2023 Property Type: Apartment

3/35 Gregory Gr PRESTON 3072 (REI/VG)

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Agent Comments

Agent Comments

Agent Comments



Price: \$425,000 Method: Private Sale Date: 13/01/2024 Property Type: Unit

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Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



propertydata

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