

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

Single price

\$428,000

Median sale price

Median price

\$624,000

Property Type

Unit

Suburb

Preston

Period - From

01/01/2024

to

31/03/2024

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	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



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)

Agent Comments



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



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

Agent Comments



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



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

Agent Comments



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