

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

7/11-13 Cooma Street, Preston Vic 3072

Indicative selling price

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

Range between \$190,000

&

\$200,000

Median sale price

Median price \$622,500

Property Type Unit

Suburb Preston

Period - From 01/10/2022

to 30/09/2023

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	31/11-13 Cooma St PRESTON 3072	\$190,000	04/10/2023
2	7/5 Cooma St PRESTON 3072	\$182,000	03/08/2023
3			

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:

03/11/2023 10:37

7/11-13 Cooma Street, Preston Vic 3072

LOVE & CO

Zese Theocharis

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Indicative Selling Price

\$190,000 - \$200,000

Median Unit Price

Year ending September 2023: \$622,500



Property Type:

Agent Comments

Comparable Properties



31/11-13 Cooma St PRESTON 3072 (REI)

Agent Comments



Price: \$190,000

Method: Private Sale

Date: 04/10/2023

Property Type: Apartment



7/5 Cooma St PRESTON 3072 (REI)

Agent Comments



Price: \$182,000

Method: Private Sale

Date: 03/08/2023

Property Type: Unit

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.

Account - Love & Co



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