Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Single price \$350,000

Median sale price

Median price	\$612,500	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	02/04/2023	to	01/04/2024		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

	aress or comparable property	1 1100	Date of Sale
1	310/10 Clinch Av PRESTON 3072	\$375,000	15/10/2023
2	6/591-593 Gilbert Rd PRESTON 3072	\$332,000	02/04/2024
3	302/20 Bedford St RESERVOIR 3073	\$325,000	17/10/2023

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:	02/04/2024 15:18



Date of sale

LOVE & CO

Zese Theocharis 03 9471 0233 0431 336 657 zese.t@lovere.com.au

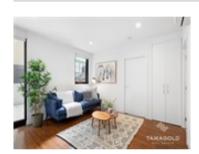
Indicative Selling Price \$350,000 Median Unit Price 02/04/2023 - 01/04/2024: \$612,500





Property Type: Unit **Land Size:** 34 sqm approx Agent Comments

Comparable Properties



310/10 Clinch Av PRESTON 3072 (REI)

=| 1





Price: \$375,000 **Method:** Private Sale **Date:** 15/10/2023

Property Type: Apartment

Agent Comments



6/591-593 Gilbert Rd PRESTON 3072 (REI)







Price: \$332,000 **Method:** Private Sale **Date:** 02/04/2024

Property Type: Apartment

Agent Comments



302/20 Bedford St RESERVOIR 3073 (REI)

•





Price: \$325,000 Method: Private Sale Date: 17/10/2023

Property Type: Apartment

Agent Comments

Account - Love & Co



