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

19/11-13 Cooma Street, Preston Vic 3072

Indicative selling price

For 1	the meaning of	this price see	consumer.vic.gov.au	/underquoting	
	-				

Single price \$200,000

Median sale price

Median price	\$661,500	Pro	operty Type Unit	:	Suburb	Preston
Period - From	01/04/2024	to	30/06/2024	Source	eREIV	

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 sixmonths 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		
2		
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:

14/08/2024 11:26



19/11-13 Cooma Street, Preston Vic 3072

LOVE & CO





Property Type: Apartment Agent Comments

Eric Brown 9480 2288 0474 870 856 eric.b@lovere.com.au

Indicative Selling Price \$200,000 Median Unit Price June quarter 2024: \$661,500

Comparable Properties

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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