

# 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

141 Tyler Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$888,000

### Median sale price

Median price \$1,220,000

Property Type House

Suburb Preston

Period - From 01/10/2023

to 31/12/2023

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	29 Scott Gr KINGSBURY 3083	\$888,000	09/12/2023
2	35 Regent St PRESTON 3072	\$880,500	28/02/2024
3	139 Tyler St PRESTON 3072	\$835,000	02/02/2024

**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:

23/03/2024 13:04



3 1 1

**Property Type:** House  
**Land Size:** 559 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$888,000  
**Median House Price**  
December quarter 2023: \$1,220,000

## Comparable Properties



**29 Scott Gr KINGSBURY 3083 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$888,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



**35 Regent St PRESTON 3072 (REI)**

**Agent Comments**

2 1 2

**Price:** \$880,500  
**Method:** Auction Sale  
**Date:** 28/02/2024  
**Property Type:** House  
**Land Size:** 367 sqm approx



**139 Tyler St PRESTON 3072 (REI)**

**Agent Comments**

2 1 1

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 02/02/2024  
**Property Type:** House

**Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088**