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

112A Gower Street, Preston Vic 3072

Indicative selling price

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

Range between | $660,000 | & | $720,000

Median sale price

| Median price | $1,035,795 | Property Type | House | Suburb | Preston |
| Period - From | 01/10/2019 | to | 30/09/2020 | 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	2D Kenneth St, Preston, Vic 3072, Australia	$750,000	24/12/2020
2	3/90 Beauchamp St PRESTON 3072	$720,000	24/12/2020
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: | 14/01/2021 13:16

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Property Type:
Agent Comments

Indicative Selling Price
$660,000 - $720,000
Median House Price
Year ending September 2020: $1,035,795

Comparable Properties

2D Kenneth St, Preston, Vic 3072, Australia (REI)

🛏 3   🛁 1   🚗 2

Price: $750,000
Method:
Date: 24/12/2020
Property Type: Townhouse (Single)

Agent Comments

3/90 Beauchamp St PRESTON 3072 (REI)

🛏 3   🛁 2   🚗 2

Price: $720,000
Method: Private Sale
Date: 24/12/2020
Property Type: Townhouse (Single)

Agent Comments

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 - Collings Real Estate | P: 03 9486 2000