### 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

97 Tyler Street, Preston Vic 3072

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	en \$720,000		&		\$792,000					
Median sale price										
Median price	\$1,018,000	Pro	Property Type Ho		House		Suburb	Preston		
Period - From	01/01/2020	to	31/03/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	34 Crevelli St RESERVOIR 3073	\$825,000	13/01/2020
2	102 Winter Cr RESERVOIR 3073	\$775,000	17/01/2020
3			

OR

**B**<sup>\*</sup> 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:

10/06/2020 15:28



# LOVE & CO





**Property Type:** Agent Comments Indicative Selling Price \$720,000 - \$792,000 Median House Price March quarter 2020: \$1,018,000

## **Comparable Properties**

34 Crevelli St RESERVOIR 3073 (REI) 3  1  1 Price: \$825,000 Method: Private Sale Date: 13/01/2020 Rooms: 4 Property Type: House Land Size: 725 sqm approx	Agent Comments
102 Winter Cr RESERVOIR 3073 (REI)         Image: 1         3       Image: 1         Price: \$775,000         Method: Private Sale         Date: 17/01/2020         Rooms: 7         Property Type: House (Res)         Land Size: 707 sqm approx	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 - Love & Co



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.