

# 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

7/5 Cooma 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

\$180,000

### Median sale price

Median price

\$614,000

Property Type

Unit

Suburb

Preston

Period - From

01/07/2022

to

30/06/2023

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	1/10 Swallow St PRESTON 3072	\$190,000	24/04/2023
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:

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**Indicative Selling Price**

\$180,000

**Median Unit Price**

Year ending June 2023: \$614,000



**Property Type:**

Agent Comments

## Comparable Properties



**1/10 Swallow St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$190,000

**Method:** Private Sale

**Date:** 24/04/2023

**Property Type:** Studio Apartment

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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