

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

1/19 Butler Street, Preston Vic 3072

Indicative selling price

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

Range between \$830,000

&

\$880,000

Median sale price

Median price \$1,050,250

Property Type House

Suburb Preston

Period - From 22/02/2020

to

21/02/2021

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	1/11 Diamond St PRESTON 3072	\$888,000	09/12/2020
2	5/120 Dundas St THORNBURY 3071	\$852,000	13/02/2021
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:

22/02/2021 12:59



Property Type:

Agent Comments

Comparable Properties



1/11 Diamond St PRESTON 3072 (REI/VG)

Agent Comments

 3  2  1

Price: \$888,000

Method: Auction Sale

Date: 09/12/2020

Property Type: Townhouse (Res)

Land Size: 202 sqm approx



5/120 Dundas St THORNBURY 3071 (REI)

Agent Comments

 3  2  1

Price: \$852,000

Method: Auction Sale

Date: 13/02/2021

Property Type: Townhouse (Res)

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.