

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

1/229 GOWER STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Preston

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

109/35 PLENTY ROAD PRESTON VIC 3072	\$395,000	07-Feb-25
6/63-65 ROSEBERRY AVENUE PRESTON VIC 3072	\$405,000	23-Aug-24

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 6 months.

This Statement of Information was prepared on: 17 February 2025



**109/35 PLENTY ROAD PRESTON
VIC 3072**

 1  1  1

Sold Price

^{RS}

\$395,000

Sold Date

07-Feb-25

Distance

1.12km



**6/63-65 ROSEBERRY AVENUE
PRESTON VIC 3072**

 1  1  1

Sold Price

\$405,000

Sold Date

23-Aug-24

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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