

# 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

203/7 Warrs Avenue, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000

&

\$550,000

### Median sale price

Median price \$570,000

Property Type Unit

Suburb Preston

Period - From 06/08/2022

to

05/08/2023

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	302/35 Plenty Rd PRESTON 3072	\$515,000	27/02/2023
2	102/533 High St PRESTON 3072	\$530,000	03/08/2023
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:

06/08/2023 17:24



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**302/35 Plenty Rd PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$515,000

**Method:** Private Sale

**Date:** 27/02/2023

**Property Type:** Unit



**102/533 High St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$530,000

**Method:** Private Sale

**Date:** 03/08/2023

**Property Type:** 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.