

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

3 Neale Street, Preston Vic 3072

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$1,267,500 Property Type House Suburb Preston

Period - From 01/07/2021 to 30/06/2022 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	44 Harrow St PRESTON 3072	\$950,000	14/05/2022
2	2 Adams St PRESTON 3072	\$900,000	11/06/2022
3	27 Okeefe St PRESTON 3072	\$885,000	31/05/2022

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:

15/09/2022 16:10



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$880,000 - \$968,000

Median House Price

Year ending June 2022: \$1,267,500

Comparable Properties

44 Harrow St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$950,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 699 sqm approx

2 Adams St PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$900,000

Method: Auction Sale

Date: 11/06/2022

Property Type: House (Res)

27 Okeefe St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$885,000

Method: Private Sale

Date: 31/05/2022

Property Type: House

Land Size: 467.93 sqm approx



Account - Love & Co