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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	en \$880,000		&		\$968,000			
Median sale price								
Median price	\$1,267,500	Pro	operty Type	Hou	ISE		Suburb	Preston
Period - From	01/07/2021	to	30/06/2022		So	urce	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.

Add	Address of comparable property		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



LOVE & CO





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) 3 4 2	Agent Comments			
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) 3 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments			
Price: \$900,000 Method: Auction Sale Date: 11/06/2022 Property Type: House (Res)				
27 Okeefe St PRESTON 3072 (REI) 2 4 1 7 1	Agent Comments			



Price: \$885,000 Method: Private Sale Date: 31/05/2022 Property Type: House Land Size: 467.93 sqm approx

Account - Love & Co



property data

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