

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

1/6 Margaret Grove, Preston Vic 3072

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$746,000

Property Type Townhouse

Suburb Preston

Period - From 02/04/2024

to

01/04/2025

Source Property Data

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	2/1 Bond St PRESTON 3072	\$707,000	15/03/2025
2	2/109 Plenty Rd PRESTON 3072	\$730,000	17/02/2025
3	2/17 Paywit St PRESTON 3072	\$791,000	15/02/2025

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:

02/04/2025 13:48

1/6 Margaret Grove, Preston Vic 3072



Jeff Anderson
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Indicative Selling Price

\$650,000 - \$700,000

Median Townhouse Price

02/04/2024 - 01/04/2025: \$746,000



2 2 1

Property Type: Townhouse
(Single)

Land Size: 179 sqm approx

Agent Comments

Comparable Properties



2/1 Bond St PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$707,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Townhouse (Res)



2/109 Plenty Rd PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$730,000

Method: Sold Before Auction

Date: 17/02/2025

Property Type: Townhouse (Res)



2/17 Paywit St PRESTON 3072 (REI/VG)

Agent Comments

2 2 1

Price: \$791,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Townhouse (Res)

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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