## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/23 Laha Crescent, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$700,000		&		\$750,000				
Median sale price									
Median price	\$725,000	Pro	operty Type	Том	/nhouse		Suburb	Preston	
Period - From	22/05/2024	to	21/05/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/23 Laha Cr PRESTON 3072	\$714,000	17/05/2025
2			
3			

#### OR

**B**<sup>\*</sup> 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.

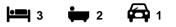
This Statement of Information was prepared on:

22/05/2025 17:28









**Property Type:** Townhouse (Res) Agent Comments John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$700,000 - \$750,000 Median Townhouse Price 22/05/2024 - 21/05/2025: \$725,000

# **Comparable Properties**



 1/23 Laha Cr PRESTON 3072 (REI)
 Agent Comments

 Image: 3
 Image: 2
 Image: 1

Price: \$714,000 Method: Auction Sale Date: 17/05/2025 Property Type: Townhouse (Res) Land Size: 204 sqm approx

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.

### Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



Property data

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