

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 \$980,000

&

\$1,078,000

Median sale price

Median price \$1,286,500

Property Type House

Suburb Preston

Period - From 01/04/2021

to 31/03/2022

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	139 Wood St PRESTON 3072	\$1,066,000	09/04/2022
2	8 Lovelace St PRESTON 3072	\$1,050,000	30/05/2022
3	205 Tyler St PRESTON 3072	\$1,050,000	02/04/2022

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:

05/07/2022 16:45



3
 1
 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$980,000 - \$1,078,000

Median House Price

Year ending March 2022: \$1,286,500

Comparable Properties



139 Wood St PRESTON 3072 (REI)

Agent Comments

4
 1
 2

Price: \$1,066,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Land Size: 435 sqm approx



8 Lovelace St PRESTON 3072 (REI)

Agent Comments

3
 1
 2

Price: \$1,050,000

Method: Private Sale

Date: 30/05/2022

Property Type: House

Land Size: 491 sqm approx

205 Tyler St PRESTON 3072 (REI)

Agent Comments

4
 2
 3

Price: \$1,050,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 562 sqm approx

Account - Love & Co