### 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

16 Tasman Street, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,250,000		&		\$1,375,000			
Median sale p	rice							
Median price	\$1,286,500	Pro	operty Type	Hou	se		Suburb	Preston
Period - From	01/04/2021	to	31/03/2022		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	dress of comparable property	Price	Date of sale
1	7 Roxburgh St PRESTON 3072	\$1,406,000	02/04/2022
2	60 Cooper St PRESTON 3072	\$1,300,000	27/04/2022
3	5 James St PRESTON 3072	\$1,190,000	05/03/2022

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:

23/05/2022 15:55



# LOVE & CO





Property Type: HOUSE Agent Comments

Noel Crouch 9471 0233 0412 207117 noel.crouch@loverealestate.com.au

**Indicative Selling Price** \$1,250,000 - \$1,375,000 **Median House Price** Year ending March 2022: \$1,286,500

## **Comparable Properties**



7 Roxburgh St PRESTON 3072 (REI) **1** 1



Price: \$1,406,000 Method: Auction Sale Date: 02/04/2022 Property Type: House (Res) Agent Comments

Agent Comments



2

60 Cooper St PRESTON 3072 (REI)



•**•** 3

5 James St PRESTON 3072 (REI)



Agent Comments



Price: \$1,190,000 Method: Auction Sale Date: 05/03/2022 Property Type: House (Res) Land Size: 430 sqm approx

#### Account - Love & Co



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.