

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 consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,375,000

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	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

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



2 1 1

Property Type: HOUSE

Agent Comments

Comparable Properties



7 Roxburgh St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$1,406,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)



60 Cooper St PRESTON 3072 (REI)

Agent Comments

2 1 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 27/04/2022

Property Type: House (Res)



5 James St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$1,190,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 430 sqm approx

Account - Love & Co