

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

313 Tyler Street, Preston Vic 3072

Indicative selling price

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

Range between \$850,000 & \$910,000

Median sale price

Median price \$1,230,000 Property Type House Suburb Preston

Period - From 01/10/2021 to 30/09/2022 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	17 Winifred St PRESTON 3072	\$925,000	08/10/2022
2	19 Murphy St PRESTON 3072	\$875,000	04/06/2022
3			

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:

21/11/2022 09:50



 3  1  3

Property Type: House (Res)

Land Size: 460 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$910,000

Median House Price

Year ending September 2022: \$1,230,000

Comparable Properties



17 Winifred St PRESTON 3072 (REI)

Agent Comments

 3  1  1

Price: \$925,000

Method: Auction Sale

Date: 08/10/2022

Property Type: House (Res)

19 Murphy St PRESTON 3072 (REI)

Agent Comments

 3  1  2

Price: \$875,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 545 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 - Love & Co