

# 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 305/7 Warrs Avenue, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$359,000

### Median sale price

Median price \$475,000

Property Type Unit

Suburb Preston

Period - From 29/05/2022

to 28/05/2023

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	21/102-106 St Georges Rd PRESTON 3072	\$350,000	15/04/2023
2	306/18 Gilbert Rd PRESTON 3072	\$365,000	31/01/2023
3	9/105 Dundas St PRESTON 3072	\$375,000	06/12/2022

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:

29/05/2023 18:00



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**21/102-106 St Georges Rd PRESTON 3072 (REI)**

Agent Comments



**Price:** \$350,000

**Method:** Private Sale

**Date:** 15/04/2023

**Property Type:** Apartment

**306/18 Gilbert Rd PRESTON 3072 (VG)**

Agent Comments



**Price:** \$365,000

**Method:** Sale

**Date:** 31/01/2023

**Property Type:** Strata Flat - Single OYO Flat



**9/105 Dundas St PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$375,000

**Method:** Private Sale

**Date:** 06/12/2022

**Property Type:** Apartment