

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

4/4 Dalgety Street, Preston Vic 3072

Indicative selling price

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

Single price

\$680,000

Median sale price

Median price

\$661,500

Property Type

Unit

Suburb

Preston

Period - From

01/04/2024

to

30/06/2024

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	1/22 Murphy Gr PRESTON 3072	\$725,000	30/08/2024
2	1/4 Dalgety St PRESTON 3072	\$730,000	10/08/2024
3	4/5 Mcdonald St PRESTON 3072	\$716,000	18/06/2024

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:

16/09/2024 09:04



2 2 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000
Median Unit Price
June quarter 2024: \$661,500

Comparable Properties



1/22 Murphy Gr PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$725,000
Method: Sold Before Auction
Date: 30/08/2024
Property Type: Unit



1/4 Dalgety St PRESTON 3072 (REI)

Agent Comments

3 2 1

Price: \$730,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit



4/5 Mcdonald St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$716,000
Method: Sold Before Auction
Date: 18/06/2024
Property Type: Unit

Account - Love & Co