

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

2/5 Gregory Grove, Preston Vic 3072

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$636,000 Property Type Unit Suburb Preston

Period - From 01/10/2020 to 31/12/2020 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	2/2 Olver St PRESTON 3072	\$735,000	15/01/2021
2	1d Harold St PRESTON 3072	\$700,000	14/01/2021
3	1/80 Jensen Rd PRESTON 3072	\$670,000	01/02/2021

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:

03/03/2021 15:32



2 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
December quarter 2020: \$636,000

Comparable Properties



2/2 Oliver St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$735,000
Method: Private Sale
Date: 15/01/2021
Property Type: Townhouse (Res)



1d Harold St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Sold Before Auction
Date: 14/01/2021
Property Type: Townhouse (Res)



1/80 Jensen Rd PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$670,000
Method: Private Sale
Date: 01/02/2021
Property Type: Townhouse (Res)