

# 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

14 The Mews, Preston Vic 3072

### Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

### Median sale price

Median price \$1,240,000

Property Type House

Suburb Preston

Period - From 01/07/2023

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	315A Rathmines St THORNBURY 3071	\$1,145,000	23/05/2024
2	2/8 Union St PRESTON 3072	\$1,146,000	20/04/2024
3	27B Newcastle St PRESTON 3072	\$1,125,100	08/03/2024

**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:

01/08/2024 09:29



3 Beds 3 Bathrooms 2 Car Spaces

**Property Type:** House

Agent Comments

## Comparable Properties



315A Rathmines St THORBURY 3071 (REI)

Agent Comments

2 Beds 2 Bathrooms 1 Car Space

**Price:** \$1,145,000

**Method:**

**Date:** 23/05/2024

**Property Type:** House



2/8 Union St PRESTON 3072 (REI)

Agent Comments

2 Beds 1 Bathroom 1 Car Space

**Price:** \$1,146,000

**Method:**

**Date:** 20/04/2024

**Property Type:** House



27B Newcastle St PRESTON 3072 (REI)

Agent Comments

3 Beds 2 Bathrooms 2 Car Spaces

**Price:** \$1,125,100

**Method:**

**Date:** 08/03/2024

**Property Type:** House

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614