Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/48 Cooper Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$756,500	Pro	operty Type	Том	nhouse		Suburb	Preston
Period - From	23/04/2023	to	22/04/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8/465 Murray Rd PRESTON 3072	\$716,000	20/04/2024
2	13/465 Murray Rd PRESTON 3072	\$723,000	13/04/2024
3	4/397 Murray Rd PRESTON 3072	\$715,000	27/03/2024

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:

23/04/2024 15:22









Property Type: Villa Unit Agent Comments John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$700,000 - \$750,000 Median Townhouse Price 23/04/2023 - 22/04/2024: \$756,500

Comparable Properties



8/465 Murray Rd PRESTON 3072 (REI)



Price: \$716,000 Method: Auction Sale Date: 20/04/2024 Property Type: Unit Agent Comments



2 **1** 2

13/465 Murray Rd PRESTON 3072 (REI)

Price: \$723,000 Method: Auction Sale Date: 13/04/2024 Property Type: Unit Land Size: 167 sqm approx



4/397 Murray Rd PRESTON 3072 (REI)



Agent Comments

Agent Comments

Price: \$715,000 Method: Private Sale Date: 27/03/2024 Property Type: Townhouse (Single)

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





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