Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

6/15 Showers Street, Preston Vic 3072

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$746,000	Pro	perty Type	Townhouse		Suburb	Preston
Period - From	01/04/2024	to	31/03/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	3/23 Roseberry Av PRESTON 3072	\$713,000	15/03/2025
2	2/109 Plenty Rd PRESTON 3072	\$730,000	17/02/2025
3	4/534 Plenty Rd PRESTON 3072	\$725,000	20/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/04/2025 09:41













Property Type: Townhouse

Land Size: 0 sqm approx **Agent Comments**

\$700,000 - \$750,000 **Median Townhouse Price** 01/04/2024 - 31/03/2025: \$746,000

Indicative Selling Price

Comparable Properties



3/23 Roseberry Av PRESTON 3072 (REI)

2

Price: \$713,000







Method: Private Sale Date: 15/03/2025

Property Type: Townhouse (Single)

Agent Comments



2/109 Plenty Rd PRESTON 3072 (REI)







Price: \$730,000

Method: Sold Before Auction

Date: 17/02/2025

Property Type: Townhouse (Res)

Agent Comments



4/534 Plenty Rd PRESTON 3072 (REI/VG)







Price: \$725,000 Method: Private Sale Date: 20/11/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Independent Property Brokers





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