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	139 Tyler Street, Preston Vic 3072

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $1,161,500 Property Type House Suburb Preston

Period - From 01/10/2022 to 30/09/2023 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	20 Ambon St PRESTON 3072	$895,000	01/11/2023
2	21 Stock St COBURG 3058	$805,000	23/09/2023
3	17 Emerald St PRESTON 3072	$810,000	26/10/2023

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: 14/11/2023 11:15

139 Tyler Street, Preston Vic 3072



2 1 1

Property Type: House (Res)
Land Size: 555 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
Year ending September 2023: $1,161,500

Comparable Properties

20 Ambon St PRESTON 3072 (REI)

3 1 2

Price: $895,000
Method:
Date: 01/11/2023
Property Type: House

Agent Comments

21 Stock St COBURG 3058 (REI)

2 1 1

Price: $805,000
Method:
Date: 23/09/2023
Property Type: House

Agent Comments



17 Emerald St PRESTON 3072 (REI)

2 1 2

Price: $810,000
Method: Private Sale
Date: 26/10/2023
Property Type: House (Res)
Land Size: 496 sqm approx

Agent Comments

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