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	2/23 Enfield Avenue, Preston Vic 3072

Indicative selling price

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

Single price $705,000

Median sale price

Median price $780,000 Property Type Townhouse Suburb Preston

Period - From 26/06/2023 to 25/06/2024 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	1/775 Plenty Rd RESERVOIR 3073	$700,000	25/05/2024
2	1/47 Ramu Pde HEIDELBERG WEST 3081	$710,000	13/05/2024
3	2/17 South Cr HEIDELBERG WEST 3081	$712,000	16/05/2024

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: 26/06/2024 11:31