

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

78 Cramer Street, Preston Vic 3072

Indicative selling price

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

Single price \$2,090,000

Median sale price

Median price \$1,162,500

Property Type House

Suburb Preston

Period - From 01/07/2024

to 30/09/2024

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	20 Collins St PRESTON 3072	\$2,630,000	22/06/2024
2	88 Bruce St PRESTON 3072	\$2,110,000	03/06/2024
3			

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:

25/11/2024 15:48



 5  2  2

Property Type: House (Res)

Land Size: 563 sqm approx

Agent Comments

Indicative Selling Price

\$2,090,000

Median House Price

September quarter 2024: \$1,162,500

Comparable Properties



20 Collins St PRESTON 3072 (REI/VG)

Agent Comments

 5  3  4

Price: \$2,630,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 1202 sqm approx



88 Bruce St PRESTON 3072 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,110,000

Method: Private Sale

Date: 03/06/2024

Property Type: House

Land Size: 1044 sqm approx

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.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100