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 78 Cramer Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$2,090,000								
Median sale price									
Median price	\$1,162,500	Pro	operty Type Hou	ISE	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 sixmonths 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.

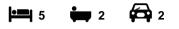
This Statement of Information was prepared on:

25/11/2024 15:48









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) 5 3 4 Price: \$2,630,000 Method: Auction Sale Date: 22/06/2024 Property Type: House (Res) Land Size: 1202 sqm approx	Agent Comments
88 Bruce St PRESTON 3072 (REI/VG) 5 3 2 Price: \$2,110,000 Method: Private Sale Date: 03/06/2024 Property Type: House Land Size: 1044 sqm approx	Agent Comments

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



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