

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

5 North Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,140,000

&

\$1,180,000

Median sale price

Median price \$1,190,000

Property Type House

Suburb Preston

Period - From 01/07/2023

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	36 Union St PRESTON 3072	\$1,230,000	24/06/2023
2	4 George St PRESTON 3072	\$1,163,000	23/09/2023
3	30 York St RESERVOIR 3073	\$1,130,000	16/09/2023

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:

19/10/2023 12:39

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Indicative Selling Price

\$1,140,000 - \$1,180,000

Median House Price

September quarter 2023: \$1,190,000



 3  1  1

Property Type: House

Land Size: 531 sqm approx

Agent Comments

Comparable Properties



36 Union St PRESTON 3072 (REI)

Agent Comments

 3  1  4

Price: \$1,230,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 684 sqm approx



4 George St PRESTON 3072 (REI)

Agent Comments

 3  1  1

Price: \$1,163,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

30 York St RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$1,130,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 609 sqm approx

Account - Love & Co