

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

21 Grange Street, Preston Vic 3072

Indicative selling price

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

Single price

\$2,199,000

Median sale price

Median price

\$1,187,523

Property Type

House

Suburb

Preston

Period - From

15/04/2023

to

14/04/2024

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	24 Carthew Gr PRESTON 3072	\$2,251,000	16/03/2024
2	119 Hutton St THORNBURY 3071	\$2,245,000	25/11/2023
3	6 Halwyn Cr PRESTON 3072	\$2,040,000	28/10/2023

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:

15/04/2024 11:50



4 2 2

Property Type: House
Land Size: 525 sqm approx
Agent Comments

Indicative Selling Price
 \$2,199,000

Median House Price
 15/04/2023 - 14/04/2024: \$1,187,523

Comparable Properties



24 Carthew Gr PRESTON 3072 (REI)

Agent Comments

4 2 3

Price: \$2,251,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)



119 Hutton St THORBURY 3071 (REI/VG)

Agent Comments

4 2 2

Price: \$2,245,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 360 sqm approx

6 Halwyn Cr PRESTON 3072 (REI)

Agent Comments

4 2 4

Price: \$2,040,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 665 sqm approx