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 \$1,950,000								
Median sale price									
Median price	\$1,174,000	Pro	Property Type House				Suburb	Preston	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	55 Wilcox St PRESTON 3072	\$1,790,000	05/12/2024
2	88 Regent St PRESTON 3072	\$2,057,000	21/11/2024
3	138 Cramer St PRESTON 3072	\$1,570,000	19/08/2024

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.

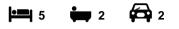
This Statement of Information was prepared on:

10/02/2025 11:56









Property Type: House (Res) Land Size: 563 sqm approx Agent Comments Indicative Selling Price \$1,950,000 Median House Price December quarter 2024: \$1,174,000

Comparable Properties

55 Wilcox St PRESTON 3072 (REI) 5 3 3 Price: \$1,790,000 Method: Private Sale Date: 05/12/2024 Property Type: House	Agent Comments
88 Regent St PRESTON 3072 (REI) 5 2 3 Price: \$2,057,000 Method: Private Sale Date: 21/11/2024 Property Type: House	Agent Comments
138 Cramer St PRESTON 3072 (REI/VG) 5 2 3 Price: \$1,570,000 Method: Private Sale Date: 19/08/2024 Property Type: House Land Size: 577 sqm approx	Agent Comments

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



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