

# 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

2/33 Cramer Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$790,000

### Median sale price

Median price \$763,000 Property Type Townhouse Suburb Preston

Period - From 25/03/2023 to 24/03/2024 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	2/23 Lyonsville Av PRESTON 3072	\$802,000	16/03/2024
2	29a Okeefe St PRESTON 3072	\$766,000	02/03/2024
3	3/34 Bailey Av PRESTON 3072	\$760,000	06/02/2024

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:

25/03/2024 13:29

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 2  2  2

**Property Type:** Townhouse  
**Land Size:** 117 sqm approx

Agent Comments

**Indicative Selling Price**  
\$740,000 - \$790,000  
**Median Townhouse Price**  
25/03/2023 - 24/03/2024: \$763,000

## Comparable Properties



2/23 Lyonsville Av PRESTON 3072 (REI)

Agent Comments

 2  2  1

**Price:** \$802,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Townhouse (Single)



29a Okeefe St PRESTON 3072 (REI)

Agent Comments

 2  1  2

**Price:** \$766,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 152 sqm approx



3/34 Bailey Av PRESTON 3072 (REI)

Agent Comments

 2  1  1

**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** Townhouse (Single)

Account - Love & Co