

30 William Street, Preston Vic 3072



3 Bed 1 Bath 2 Car
Rooms: 7
Property Type: House
Land Size: 455 sqm approx
Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending March 2022:
 \$1,286,500

Comparable Properties



10 Jessie Street, Preston 3072 (REI/VG)

3 Bed 1 Bath 2 Car
Price: \$1,230,000
Method: Private Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 466 sqm approx
Agent Comments: Weatherboard home with garage, freshly presented, inferior house size.



22 William Street, Preston 3072 (REI/VG)

3 Bed 1 Bath 2 Car
Price: \$1,400,000
Method: Auction Sale
Date: 12/03/2022
Property Type: House (Res)
Land Size: 454 sqm approx
Agent Comments: Located in the same street, comparable accommodation and land size.



108 Rene Street, Preston 3072 (REI/VG)

3 Bed 1 Bath 2 Car
Price: \$1,300,000
Method: Private Sale
Date: 22/03/2022
Property Type: House (Res)
Land Size: 527 sqm approx
Agent Comments: Larger land size weatherboard home, inferior condition and fit out.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

30 William Street, Preston Vic 3072

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,286,500

House

x

Suburb

Preston

Period - From

01/04/2021

to

31/03/2022

Source

REIV

Comparable property sales

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
10 Jessie Street, PRESTON 3072	\$1,230,000	25/06/2022
22 William Street, PRESTON 3072	\$1,400,000	12/03/2022
108 Rene Street, PRESTON 3072	\$1,300,000	22/03/2022

This Statement of Information was prepared on:

24/08/2022