

33 Stephen Street, Preston Vic 3072



3 Bed 1 Bath - Car

Property Type: House

Land Size: 301 sqm approx

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending December 2021:

\$1,251,000

Comparable Properties



5 James Street, Preston 3072 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,190,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 430 sqm approx

Agent Comments: Larger land size with rear living zone, inferior location.



26 Younger Street, Coburg 3058 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,100,000

Method: Auction Sale

Date: 12/03/2022

Property Type: House (Res)

Land Size: 397 sqm approx

Agent Comments: Garage with side driveway, inferior location, larger land size.



3 Livingstone Parade, Preston 3072 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,060,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 450 sqm approx

Agent Comments: Side drive with garage, larger land size, and inferior design and very dated internally.

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

33 Stephen Street, Preston Vic 3072

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,251,000

House

x

Suburb

Preston

Period - From

01/01/2021

to

31/12/2021

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
5 James Street, PRESTON 3072	\$1,190,000	05/03/2022
26 Younger Street, COBURG 3058	\$1,100,000	12/03/2022
3 Livingstone Parade, PRESTON 3072	\$1,060,000	19/02/2022

This Statement of Information was prepared on:

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