

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

43 Jessie Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,267,500

Property Type House

Suburb Preston

Period - From 01/07/2021

to 30/06/2022

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	68 Cramer St PRESTON 3072	\$1,450,000	16/05/2022
2	14 Park Av PRESTON 3072	\$1,375,000	28/05/2022
3	10 Jessie St PRESTON 3072	\$1,230,000	25/06/2022

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:

28/07/2022 15:59



4 1 3

Property Type: House
Land Size: 545m2 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
Year ending June 2022: \$1,267,500

Comparable Properties



68 Cramer St PRESTON 3072 (REI/VG)

Agent Comments

3 1 3

Price: \$1,450,000
Method: Sold Before Auction
Date: 16/05/2022
Property Type: House (Res)
Land Size: 696 sqm approx



14 Park Av PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$1,375,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 563 sqm approx



10 Jessie St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$1,230,000
Method: Private Sale
Date: 25/06/2022
Property Type: House