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

11 Pender Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,000,000		&		\$1,100,0	00		
Median sale price								
Median price	\$1,220,000	Pro	Property Type House		se Su		Suburb	Preston
Period - From	01/10/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	37 Rene St PRESTON 3072	\$1,125,000	21/12/2023
2	49 Kathleen St PRESTON 3072	\$1,120,000	02/12/2023
3	13 West St PRESTON 3072	\$1,045,000	14/10/2023

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:

05/03/2024 17:27



11 Pender Street, Preston Vic 3072



Simon Shrimpton





Rooms: 5 Property Type: House Land Size: 398 sqm approx

Agent Comments

03 8415 6100 0411 889 577 simonshrimpton@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2023: \$1,220,000

Freestanding 3 bedroom weatherboard home on 398m2 allotment.

Comparable Properties

37 Rene St PRESTON 3072 (REI) 3 2 2 2 Price: \$1,125,000 Method: Private Sale Date: 21/12/2023 Property Type: House (Res) Land Size: 365 sqm approx	Agent Comments
49 Kathleen St PRESTON 3072 (REI) → 3 → 1 → 7 Price: \$1,120,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 535 sqm approx	Agent Comments
13 West St PRESTON 3072 (REI) 3 1 1 1 Price: \$1,045,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res)	Agent Comments Land: 468m2 approx.

Account - Jellis Craig | P: 03 8415 6100



propertydata

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