

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 between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Preston

Period - From 01/10/2023 to 31/12/2023 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	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



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

Agent Comments

Freestanding 3 bedroom weatherboard home on 398m2 allotment.

Indicative Selling Price
\$1,000,000 - \$1,100,000

Median House Price
December quarter 2023: \$1,220,000

Comparable Properties



37 Rene St PRESTON 3072 (REI)

Agent Comments



Price: \$1,125,000
Method: Private Sale
Date: 21/12/2023
Property Type: House (Res)
Land Size: 365 sqm approx



49 Kathleen St PRESTON 3072 (REI)

Agent Comments



Price: \$1,120,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 535 sqm approx



13 West St PRESTON 3072 (REI)

Agent Comments



Land: 468m2 approx.

Price: \$1,045,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)