

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

10 Concord Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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	8 Stafford St PRESTON 3072	\$1,625,000	28/02/2024
2	52 Bradley Av THORNBURY 3071	\$1,600,000	24/02/2024
3	72 Darlington Gr COBURG 3058	\$1,570,000	17/02/2024

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: 10/04/2024 09:44



Rooms: 6

Property Type: House

Land Size: 513 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

December quarter 2023: \$1,220,000

Comparable Properties



8 Stafford St PRESTON 3072 (REI)

Agent Comments



Price: \$1,625,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: House (Res)



52 Bradley Av THORNBURY 3071 (REI)

Agent Comments



Price: \$1,600,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



72 Darlington Gr COBURG 3058 (REI)

Agent Comments



Price: \$1,570,000

Method: Sold Before Auction

Date: 17/02/2024

Property Type: House (Res)

Land Size: 427 sqm approx