

# 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 Raymond Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000

&

\$1,850,000

### Median sale price

Median price \$1,202,500

Property Type House

Suburb Preston

Period - From 01/04/2023

to 31/03/2024

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	10 Halwyn Cr PRESTON 3072	\$1,880,000	09/03/2024
2	11 Davies St PRESTON 3072	\$1,815,000	07/03/2024
3	120a Bruce St PRESTON 3072	\$1,740,000	17/04/2024

**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:

10/05/2024 13:15



**Property Type:** House

Agent Comments

## Comparable Properties



**10 Halwyn Cr PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,880,000

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** House (Res)

**Land Size:** 740 sqm approx



**11 Davies St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,815,000

**Method:** Sold Before Auction

**Date:** 07/03/2024

**Property Type:** House (Res)



**120a Bruce St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,740,000

**Method:** Private Sale

**Date:** 17/04/2024

**Property Type:** House