

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

1b Goldsmith Avenue, Preston Vic 3072

Indicative selling price

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

Range between

\$650,000

&

\$710,000

Median sale price

Median price

\$624,000

Property Type

Unit

Suburb

Preston

Period - From

01/01/2024

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	6/124-126 Tyler St PRESTON 3072	\$710,000	25/11/2023
2	111c Spring St RESERVOIR 3073	\$700,000	18/03/2024
3	40/122 High St PRESTON 3072	\$650,000	12/01/2024

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:

24/04/2024 13:05



 3  2  1

Property Type: Townhouse (Res)

Land Size: 168 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$710,000

Median Unit Price

March quarter 2024: \$624,000

Comparable Properties



6/124-126 Tyler St PRESTON 3072 (REI)

Agent Comments

 3  1  1

Price: \$710,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Townhouse (Res)



111c Spring St RESERVOIR 3073 (REI)

Agent Comments

 3  2  1

Price: \$700,000

Method: Private Sale

Date: 18/03/2024

Property Type: Unit



40/122 High St PRESTON 3072 (REI)

Agent Comments

 3  2  1

Price: \$650,000

Method: Private Sale

Date: 12/01/2024

Property Type: Unit