Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/74 Cramer Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$830,000		&		\$890,000					
Median sale price										
Median price	\$785,000	Pro	operty Type	Tow	/nhouse		Suburb	Preston		
Period - From	21/06/2023	to	20/06/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	11/39 Mt Pleasant Rd PRESTON 3072	\$915,000	31/05/2024
2	5/500 Plenty Rd PRESTON 3072	\$890,000	08/02/2024
3			

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:

21/06/2024 13:54



McGrath

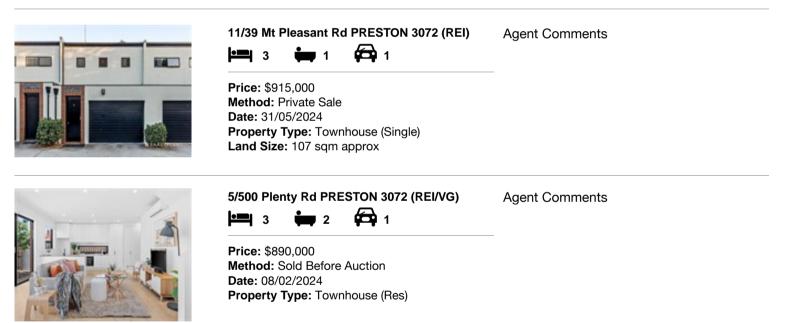




Property Type: Agent Comments Anthony De lesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

Indicative Selling Price \$830,000 - \$890,000 Median Townhouse Price 21/06/2023 - 20/06/2024: \$785,000

Comparable Properties



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.

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614





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