

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

21 Grange Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,990,000 & \$2,189,000

Median sale price

Median price \$1,188,762 Property Type House Suburb Preston

Period - From 19/03/2023 to 18/03/2024 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	19 Rennie St THORNBURY 3071	\$2,130,000	27/09/2023
2	6 Halwyn Cr PRESTON 3072	\$2,040,000	28/10/2023
3	188 Harold St THORNBURY 3071	\$2,020,000	16/03/2024

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: 19/03/2024 14:15



Property Type: House

Agent Comments

Indicative Selling Price

\$1,990,000 - \$2,189,000

Median House Price

19/03/2023 - 18/03/2024: \$1,188,762

Comparable Properties



19 Rennie St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$2,130,000

Method: Private Sale

Date: 27/09/2023

Property Type: House

Land Size: 357 sqm approx

6 Halwyn Cr PRESTON 3072 (REI)

Agent Comments



Price: \$2,040,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 665 sqm approx



188 Harold St THORNBURY 3071 (REI)

Agent Comments



Price: \$2,020,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788