

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 39b Goldsmith Avenue, Preston Vic 3072

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$751,000 Property Type Townhouse Suburb Preston

Period - From 30/04/2023 to 29/04/2024 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	27b Newcastle St PRESTON 3072	\$1,125,100	16/03/2024
2	2B Bransgrove St PRESTON 3072	\$1,100,000	18/01/2024
3	2/81 Cramer St PRESTON 3072	\$1,065,000	22/01/2024

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: 30/04/2024 11:40



 3  2  2

Property Type: House (Res)

Land Size: 276 sqm approx

Agent Comments

Comparable Properties

27b Newcastle St PRESTON 3072 (REI)

Agent Comments

 3  2  2

Price: \$1,125,100

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)



2B Brangrove St PRESTON 3072 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Private Sale

Date: 18/01/2024

Property Type: Townhouse (Res)

Land Size: 160 sqm approx



2/81 Cramer St PRESTON 3072 (REI)

Agent Comments

 4  3  2

Price: \$1,065,000

Method: Private Sale

Date: 22/01/2024

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 156 sqm approx