

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

4/45 James Street, Preston Vic 3072

Indicative selling price

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

Range between \$450,000 & \$480,000

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	5/383 Gilbert Rd PRESTON 3072	\$496,000	16/03/2024
2	13/767-769 Sydney Rd COBURG NORTH 3058	\$450,000	05/02/2024
3	13/383 Gilbert Rd PRESTON 3072	\$435,000	23/12/2023

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:

23/04/2024 12:25



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median Unit Price
March quarter 2024: \$624,000

Comparable Properties



5/383 Gilbert Rd PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$496,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Apartment



13/767-769 Sydney Rd COBURG NORTH 3058 (REI)

Agent Comments

 2  1  1

Price: \$450,000
Method: Private Sale
Date: 05/02/2024
Property Type: Apartment



13/383 Gilbert Rd PRESTON 3072 (REI/VG)

Agent Comments

 2  1  1

Price: \$435,000
Method: Private Sale
Date: 23/12/2023
Property Type: Apartment

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