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 5 Austin Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,190,000	Pro	operty Type	Ηοι	ISE		Suburb	Preston
Period - From	01/07/2023	to	30/09/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	210 Mansfield St THORNBURY 3071	\$1,805,000	26/08/2023
2	56 Flinders St THORNBURY 3071	\$1,750,000	26/08/2023
3	42 Beauchamp St PRESTON 3072	\$1,740,000	29/07/2023

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:

16/11/2023 16:08



5 Austin Street, Preston Vic 3072







Property Type: House (Res) **Land Size:** 592 sqm approx Agent Comments Matthew McIntosh 03 9403 9300 0457 193 014 matthewmcintosh@jelliscraig.com.au

> Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price September quarter 2023: \$1,190,000

Comparable Properties



210 Mansfield St THORNBURY 3071 (REI/VG) Agent Comments



Price: \$1,805,000 Method: Auction Sale Date: 26/08/2023 Property Type: House (Res) Land Size: 460 sqm approx

56 Flinders St THORNBURY 3071 (REI)

Agent Comments





Price: \$1,750,000 Method: Private Sale Date: 26/08/2023 Property Type: House

42 Beauchamp St PRESTON 3072 (REI/VG)



Agent Comments



Price: \$1,740,000 Method: Auction Sale Date: 29/07/2023 Property Type: House (Res) Land Size: 398 sqm approx

Account - Jellis Craig | P: 03 9403 9300



property data

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