

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

88 Bruce Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,242,500 Property Type House 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	80 Smith St THORNBURY 3071	\$2,020,000	18/11/2023
2	127 Bruce St PRESTON 3072	\$1,960,000	11/11/2023
3	35 Garnet St PRESTON 3072	\$1,727,000	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:

30/04/2024 18:38



4 3 3

Property Type: House
Land Size: 1044 sqm approx
Agent Comments

Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

March quarter 2024: \$1,242,500

Comparable Properties



80 Smith St THORBURY 3071 (REI/VG)

Agent Comments

4 1 3

Price: \$2,020,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 615 sqm approx



127 Bruce St PRESTON 3072 (REI/VG)

Agent Comments

4 3 2

Price: \$1,960,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 585 sqm approx



35 Garnet St PRESTON 3072 (REI)

Agent Comments

4 2 4

Price: \$1,727,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 669 sqm approx