## 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 88 Bruce Street, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,850,000		&		\$2,000,000			
Median sale pi	rice							
Median price	\$1,242,500	Pro	operty Type	Hou	ise		Suburb	Preston
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress 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









**Property Type:** House **Land Size:** 1044 sqm approx Agent Comments Sam Rigopoulos 03 9403 9300 0425 834 583 samrigopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price March quarter 2024: \$1,242,500

# **Comparable Properties**



80 Smith St THORNBURY 3071 (REI/VG)



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)

**1** 4 **1** 3 **1** 2

Price Price

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)



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

#### Account - Jellis Craig | P: 03 9403 9300



propertydata

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Agent Comments

Agent Comments

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