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	32 Sylvester Grove, Preston Vic 3072

Indicative selling price

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

Range between $1,175,000 & $1,225,000

Median sale price

Median price $1,132,500 Property Type House Suburb Preston

Period - From 01/01/2023 to 31/03/2023 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	41 Malpas St PRESTON 3072	$1,285,000	22/04/2023
2	38 Newcastle St PRESTON 3072	$1,253,000	25/02/2023
3	8 Jackman St PRESTON 3072	$1,180,000	22/04/2023

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: 16/05/2023 16:48

32 Sylvester Grove, Preston Vic 3072

Matthew Zagami
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3 1 3

Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,175,000 - $1,225,000
Median House Price
March quarter 2023: $1,132,500

Comparable Properties



41 Malpas St PRESTON 3072 (REI)

3 1 1

Price: $1,285,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



38 Newcastle St PRESTON 3072 (REI)

3 1 2

Price: $1,253,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)

Agent Comments



8 Jackman St PRESTON 3072 (REI)

3 1 2

Price: $1,180,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 480 sqm approx

Agent Comments

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