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	3a Harold Street, Preston Vic 3072

Indicative selling price

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

Range between $1,370,000 & $1,470,000

Median sale price

Median price $1,300,000 Property Type House Suburb Preston

Period - From 01/04/2024 to 30/06/2024 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	139 Collins St THORNBURY 3071	$1,480,000	20/07/2024
2	2h Newcastle St THORNBURY 3071	$1,475,000	08/07/2024
3	78 Hotham St PRESTON 3072	$1,385,000	25/06/2024

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: 30/09/2024 10:39

3a Harold Street, Preston Vic 3072

Colin Abbas
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8 7 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,370,000 - $1,470,000
Median House Price
June quarter 2024: $1,300,000

Comparable Properties



139 Collins St THORNBURY 3071 (REI)

4 3 2

Price: $1,480,000
Method: Private Sale
Date: 20/07/2024
Property Type: House

Agent Comments



2h Newcastle St THORNBURY 3071 (REI)

3 2 2

Price: $1,475,000
Method: Sold Before Auction
Date: 08/07/2024
Property Type: House (Res)

Agent Comments



78 Hotham St PRESTON 3072 (REI/VG)

3 2 1

Price: $1,385,000
Method: Sold Before Auction
Date: 25/06/2024
Property Type: House (Res)
Land Size: 204 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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