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	1b Goldsmith Avenue, Preston Vic 3072

Indicative selling price

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

Single price $710,000

Median sale price

Median price $760,000 Property Type Townhouse Suburb Preston

Period - From 20/05/2023 to 19/05/2024 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	5/173a Spring St RESERVOIR 3073	$710,000	12/04/2024
2	6/124-126 Tyler St PRESTON 3072	$710,000	25/11/2023
3	20/70-72 St Georges Rd PRESTON 3072	$709,500	29/01/2024

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: 20/05/2024 11:07

1b Goldsmith Avenue, Preston Vic 3072

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3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$710,000
Median Townhouse Price
20/05/2023 - 19/05/2024: $760,000

Comparable Properties



5/173a Spring St RESERVOIR 3073 (REI)

2 1 1

Price: $710,000
Method: Sold Before Auction
Date: 12/04/2024
Property Type: Townhouse (Res)

Agent Comments



6/124-126 Tyler St PRESTON 3072 (REI)

3 1 1

Price: $710,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Townhouse (Res)

Agent Comments



20/70-72 St Georges Rd PRESTON 3072 (REI)

3 3 1

Price: $709,500
Method: Private Sale
Date: 29/01/2024
Property Type: Townhouse (Single)

Agent Comments

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