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<br>Including suburb and postcode | 5 Jacka Street, Preston Vic 3072 |

## Indicative selling price

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

Single price $1,310,000

## 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 | 25 Kitchener Gr PRESTON 3072 | $1,521,000 | 17/08/2024 |
| 2 | 278 Tyler St PRESTON 3072 | $1,250,000 | 23/07/2024 |
| 3 | 16 Scotia St PRESTON 3072 | $1,271,000 | 29/04/2024 |

**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: 19/08/2024 21:21

# 5 Jacka Street, Preston Vic 3072

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**Indicative Selling Price**
$1,310,000
**Median House Price**
June quarter 2024: $1,300,000



4 1 4

**Property Type:** House (Res)
**Land Size:** 684 sqm approx

Agent Comments

## Comparable Properties



**25 Kitchener Gr PRESTON 3072 (REI)**

4 1 2

**Price:** $1,521,000
**Method:** Auction Sale
**Date:** 17/08/2024
**Property Type:** House (Res)

Agent Comments



**278 Tyler St PRESTON 3072 (REI)**

4 1 4

**Price:** $1,250,000
**Method:** Private Sale
**Date:** 23/07/2024
**Property Type:** House (Res)

Agent Comments



**16 Scotia St PRESTON 3072 (REI/VG)**

4 1 3

**Price:** $1,271,000
**Method:** Private Sale
**Date:** 29/04/2024
**Property Type:** House
**Land Size:** 520 sqm approx

Agent Comments



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