

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

8 James Street, Preston Vic 3072

Indicative selling price

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

Single price \$1,765,000

Median sale price

Median price \$1,162,500

Property Type House

Suburb Preston

Period - From 01/07/2024

to 30/09/2024

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	8 Fyffe St THORNBURY 3071	\$1,795,000	14/09/2024
2	11 Raymond St PRESTON 3072	\$1,800,000	15/06/2024
3	2 Esther St PRESTON 3072	\$1,750,000	22/05/2024

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:

07/11/2024 13:35



Property Type: House
Land Size: 678 sqm approx
Agent Comments

Comparable Properties



8 Fyffe St THORBURY 3071 (REI)

Agent Comments



Price: \$1,795,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)



11 Raymond St PRESTON 3072 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 15/06/2024
Property Type: House



2 Esther St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,750,000
Method: Sold Before Auction
Date: 22/05/2024
Property Type: House (Res)
Land Size: 405 sqm approx