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	3/20 Bailey Avenue, Preston Vic 3072

Indicative selling price

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

Range between $930,000 & $990,000

Median sale price

Median price $752,500 Property Type Townhouse Suburb Preston

Period - From 16/09/2023 to 15/09/2024 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	3/16 David St PRESTON 3072	$950,000	11/09/2024
2	5/16 Sinnott St PRESTON 3072	$1,010,000	12/06/2024
3	8/39 Mt Pleasant Rd PRESTON 3072	$965,000	16/04/2024

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: 16/09/2024 20:55

3/20 Bailey Avenue, Preston Vic 3072

Brian Te
03 9070 5095
0477429859
briante@jelliscraig.com.au



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$930,000 - $990,000
Median Townhouse Price
16/09/2023 - 15/09/2024: $752,500

Comparable Properties



3/16 David St PRESTON 3072 (REI)

3 2 2

Price: $950,000
Method: Sold Before Auction
Date: 11/09/2024
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments



5/16 Sinnott St PRESTON 3072 (REI/VG)

3 2 2

Price: $1,010,000
Method: Sold Before Auction
Date: 12/06/2024
Property Type: Townhouse (Res)

Agent Comments



8/39 Mt Pleasant Rd PRESTON 3072 (REI/VG)

3 2 2

Price: $965,000
Method: Private Sale
Date: 16/04/2024
Property Type: Townhouse (Single)

Agent Comments

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