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	39 Spring Street, Preston Vic 3072

Indicative selling price

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

Single price $1,000,000

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	190 Elizabeth St COBURG NORTH 3058	$975,000	25/09/2024
2	236 Tyler St PRESTON 3072	$1,046,000	21/09/2024
3	558 Bell St PRESTON 3072	$1,000,000	21/09/2024

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: 24/10/2024 16:44

39 Spring Street, Preston Vic 3072

Angelica Martin
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3 1 2

Property Type: House
Land Size: 657 sqm approx

Indicative Selling Price
$1,000,000
Median House Price
September quarter 2024: $1,162,500

Agent Comments

Immaculate three bedroom classic blends comfort with potential to extend (STCA), or utilise council approved permits for three, three bedroom townhouses that come with the property.

Comparable Properties



190 Elizabeth St COBURG NORTH 3058 (REI)

4 1 3

Price: $975,000
Method: Private Sale
Date: 25/09/2024
Property Type: House
Land Size: 671 sqm approx

Agent Comments



236 Tyler St PRESTON 3072 (REI)

3 1 2

Price: $1,046,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 579 sqm approx

Agent Comments



558 Bell St PRESTON 3072 (REI)

3 1 2

Price: $1,000,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments

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