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	33 Kendall Street, Preston Vic 3072

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	39 Kendall St COBURG 3058	$1,203,000	03/10/2024
2	44 Stott St PRESTON 3072	$1,150,000	01/07/2024
3	17 Austral Av PRESTON 3072	$1,005,000	31/05/2024

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: 04/11/2024 10:33

33 Kendall Street, Preston Vic 3072

Nigel Harry
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3 1 1

Property Type: House
Land Size: 468m2 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
September quarter 2024: $1,162,500

Comparable Properties



39 Kendall St COBURG 3058 (REI)

4 1 1

Price: $1,203,000
Method: Sold Before Auction
Date: 03/10/2024
Property Type: House (Res)
Land Size: 513 sqm approx

Agent Comments



44 Stott St PRESTON 3072 (REI/VG)

3 1 -

Price: $1,150,000
Method: Private Sale
Date: 01/07/2024
Property Type: House (Res)
Land Size: 468 sqm approx

Agent Comments



17 Austral Av PRESTON 3072 (REI/VG)

2 1 -

Price: $1,005,000
Method: Sold Before Auction
Date: 31/05/2024
Property Type: House (Res)
Land Size: 498 sqm approx

Agent Comments

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