

# 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

37A Madeline Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,180,000

### 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	27a Newcastle St PRESTON 3072	\$1,020,000	22/05/2024
2	40 Victoria St PRESTON 3072	\$1,200,000	30/05/2024
3	5/16 Sinnott St PRESTON 3072	\$1,010,000	12/06/2024

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:

03/10/2024 13:03



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**Property Type:**

Agent Comments

## Comparable Properties



27a Newcastle St PRESTON 3072 (REI)

Agent Comments

3 2 2

**Price:** \$1,020,000

**Method:**

**Date:** 22/05/2024

**Property Type:** House



40 Victoria St PRESTON 3072 (REI)

Agent Comments

3 2 2

**Price:** \$1,200,000

**Method:**

**Date:** 30/05/2024

**Property Type:** Unit



5/16 Sinnott St PRESTON 3072 (REI)

Agent Comments

3 2 2

**Price:** \$1,010,000

**Method:**

**Date:** 12/06/2024

**Property Type:** House