

# 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

112 Bruce 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 & \$1,190,000

### Median sale price

Median price \$1,174,000 Property Type House Suburb Preston

Period - From 01/10/2024 to 31/12/2024 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 | 33 Kendall St PRESTON 3072     | \$1,174,000 | 30/11/2024   |
| 2 | 2 Davies St PRESTON 3072       | \$1,160,000 | 28/11/2024   |
| 3 | 17 Grandview Rd PRESTON 3072   | \$1,170,000 | 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:

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**Indicative Selling Price**

\$1,100,000 - \$1,190,000

**Median House Price**

December quarter 2024: \$1,174,000



3   1   2

**Property Type:** House

Agent Comments

## Comparable Properties



**33 Kendall St PRESTON 3072 (REI)**

Agent Comments

4   1   1

**Price:** \$1,174,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

**Land Size:** 468 sqm approx



**2 Davies St PRESTON 3072 (REI/VG)**

Agent Comments

3   1   3

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 28/11/2024

**Property Type:** House

**Land Size:** 465 sqm approx



**17 Grandview Rd PRESTON 3072 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 21/09/2024

**Property Type:** House (Res)

**Land Size:** 577 sqm approx

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