# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 28 Bayliss Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	\$2,190,000								
Median sale price									
Median price	\$1,187,500	Property Type House			Suburb Preston				
Period - From	01/01/2025	to	31/03/2025	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	72 May St PRESTON 3072	\$2,290,000	15/04/2025
2			
3			

OR

**B**<sup>\*</sup> 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:

21/06/2025 11:56





Froper Land S Agent



**Property Type:** House **Land Size:** 611 sqm approx Agent Comments Colin Abbas 03 9403 9300 0414 659 635 colinabbas@jelliscraig.com.au

Indicative Selling Price \$2,190,000 Median House Price March quarter 2025: \$1,187,500

# **Comparable Properties**



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.

Date: 15/04/2025 Property Type: House

Account - Jellis Craig | P: 03 9070 5095



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