

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

43 DAVID STREET PRESTON VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

1,049,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,221,500

Property type

House

Suburb

Preston

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

8 LOVELACE STREET PRESTON VIC 3072	\$1,050,000	17-May-22
32 ROSEBERRY AVENUE PRESTON VIC 3072	\$1,230,000	03-Jun-22
15 GARNET STREET PRESTON VIC 3072	\$1,315,000	20-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 26 October 2022



8 LOVELACE STREET PRESTON VIC 3072

3 1 2

Sold Price

\$1,050,000

Sold Date

17-May-22

Distance

0.53km



32 ROSEBERRY AVENUE PRESTON VIC 3072

3 1 2

Sold Price

\$1,230,000

Sold Date

03-Jun-22

Distance

0.6km



15 GARNET STREET PRESTON VIC 3072

3 1 3

Sold Price

^{RS} **\$1,315,000**

Sold Date

20-Aug-22

Distance

0.7km



238 MURRAY ROAD PRESTON VIC 3072

3 1 2

Sold Price

\$1,055,000

Sold Date

22-Jul-22

Distance

0.74km



24 EDWIN STREET PRESTON VIC 3072

3 1 3

Sold Price

\$1,095,000

Sold Date

09-Aug-22

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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