

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

5 Erin Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,330,000

&

\$1,360,000

Median sale price

Median price \$1,195,000

Property Type House

Suburb Preston

Period - From 01/01/2023

to

31/12/2023

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	203 Gower St PRESTON 3072	\$1,460,000	28/10/2023
2	10 Maynard St PRESTON 3072	\$1,380,000	18/11/2023
3	24 Erin St PRESTON 3072	\$1,321,000	25/11/2023

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:

24/03/2024 14:06



Property Type: House (Previously Occupied - Detached)
Land Size: 530 sqm approx
Agent Comments

Indicative Selling Price
\$1,330,000 - \$1,360,000
Median House Price
Year ending December 2023: \$1,195,000

Comparable Properties



203 Gower St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,460,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 511 sqm approx



10 Maynard St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,380,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 491 sqm approx



24 Erin St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,321,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 487 sqm approx

Account - Raine & Horne Reservoir | P: 03 94607422 | F: 03 94607634