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

59 Spring Street, Preston Vic 3072

Indicative selling price

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

Range between | $1,000,000 | & | $1,100,000

Median sale price

| Median price | $1,220,000 | Property Type | House | Suburb | Preston |

| Period - From | 01/10/2023 | 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	24 Cooper St PRESTON 3072	$1,142,000	17/02/2024
2	13 West St PRESTON 3072	$1,045,000	14/10/2023
3	27 Wilcox St PRESTON 3072	$1,025,000	02/11/2023

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: | 19/03/2024 19:15

59 Spring Street, Preston Vic 3072

Ken Gu
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🛏 4   🛁 1   🚗 4

Property Type: House
Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
December quarter 2023: $1,220,000

Comparable Properties

24 Cooper St PRESTON 3072 (REI)

🛏 2   🛁 1   🚗 2

Price: $1,142,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 523 sqm approx

Agent Comments

13 West St PRESTON 3072 (REI)

🛏 3   🛁 1   🚗 1

Price: $1,045,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)

Agent Comments

27 Wilcox St PRESTON 3072 (REI)

🛏 2   🛁 1   🚗 1

Price: $1,025,000
Method: Sold Before Auction
Date: 02/11/2023
Property Type: House (Res)
Land Size: 317 sqm approx

Agent Comments

Account - Love & Co