

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

2/43 Eton Street, Preston Vic 3072

Indicative selling price

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

Single price

\$919,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Preston

Period - From

06/06/2021

to

05/06/2022

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	11 Morgan St PRESTON 3072	\$955,000	02/06/2022
2	56 Wimpole Cr BELLFIELD 3081	\$895,000	20/04/2022
3	129 Albert St PRESTON 3072	\$850,000	19/05/2022

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:

06/06/2022 09:18

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Indicative Selling Price
\$919,000

Median House Price

06/06/2021 - 05/06/2022: \$1,250,000



3 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



11 Morgan St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$955,000

Method: Private Sale

Date: 02/06/2022

Property Type: House (Res)

Land Size: 300 sqm approx



56 Wimpole Cr BELLFIELD 3081 (REI)

Agent Comments

3 1 1

Price: \$895,000

Method: Private Sale

Date: 20/04/2022

Property Type: House

Land Size: 332 sqm approx



129 Albert St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$850,000

Method: Private Sale

Date: 19/05/2022

Property Type: House (Res)

Land Size: 485 sqm approx

Account - Love & Co