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 24 Erin Street, Preston Vic 3072

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,190,000	Pro	operty Type	Hou	se		Suburb	Preston
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4 Hawking St PRESTON 3072	\$1,165,000	07/09/2023
2	48 Erin St PRESTON 3072	\$1,155,000	23/05/2023
3	52 Wilcox St PRESTON 3072	\$1,091,000	19/08/2023

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:

23/10/2023 12:55









Property Type: House (Previously Occupied - Detached) Land Size: 487 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2023: \$1,190,000

Comparable Properties



4 Hawking St PRESTON 3072 (REI)

Price: \$1,165,000 Method: Sold Before Auction Date: 07/09/2023 Property Type: House (Res) Land Size: 465 sqm approx Agent Comments



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48 Erin St PRESTON 3072 (REI/VG)



52 Wilcox St PRESTON 3072 (REI)



Agent Comments

Agent Comments

Price: \$1,091,000 Method: Auction Sale Date: 19/08/2023 Property Type: House (Res) Land Size: 400 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



propertydata

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