

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

5/22-24 HOTHAM 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

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Preston

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/2 SMITH STREET THORNBURY VIC 3071	\$700,000	21-Nov-24
7/198-200 DUNDAS STREET THORNBURY VIC 3071	\$665,000	07-Dec-24
11/53 ST DAVID STREET THORNBURY VIC 3071	\$648,000	11-Dec-24

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: 13 February 2025



2/2 SMITH STREET THORNBURY VIC 3071

2 1 -

Sold Price **\$700,000** Sold Date **21-Nov-24**

Distance **1km**



7/198-200 DUNDAS STREET THORNBURY VIC 3071

2 1 -

Sold Price **\$665,000** Sold Date **07-Dec-24**

Distance **1.3km**



11/53 ST DAVID STREET THORNBURY VIC 3071

2 1 -

Sold Price ^{RS} **\$648,000** Sold Date **11-Dec-24**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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