

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

23 Spencer Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,162,500

Property Type House

Suburb Preston

Period - From 01/07/2024

to 30/09/2024

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	15 Patterson St PRESTON 3072	\$1,335,000	26/10/2024
2	76 Pender St PRESTON 3072	\$1,340,000	23/11/2024
3	43 David St PRESTON 3072	\$1,405,000	26/10/2024

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:

16/01/2025 15:09



3 2 2

Property Type: House (Res)

Land Size: 386 sqm approx

Agent Comments

Comparable Properties



15 Patterson St PRESTON 3072 (REI/VG)

Agent Comments

3 1 2

Price: \$1,335,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 441 sqm approx



76 Pender St PRESTON 3072 (REI)

Agent Comments

3 1 -

Price: \$1,340,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)



43 David St PRESTON 3072 (REI/VG)

Agent Comments

3 2 2

Price: \$1,405,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 490 sqm approx