

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

10 Eric Street, Preston Vic 3072

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$990,000

Property Type House

Suburb Preston

Period - From 01/07/2020

to 30/09/2020

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	129 Albert St PRESTON 3072	\$860,000	24/10/2020
2			
3			

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:

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10 Eric Street, Preston Vic 3072



Peter Leahy
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Indicative Selling Price
\$800,000 - \$850,000
Median House Price
September quarter 2020: \$990,000



3 1 2

Property Type: House
Land Size: 556 sqm approx
Agent Comments

Comparable Properties

129 Albert St PRESTON 3072 (REI)

Agent Comments

3 1 3

Price: \$860,000
Method: Auction Sale
Date: 24/10/2020
Property Type: House (Res)
Land Size: 500 sqm approx

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.

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.