

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

14 David Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Preston

Period - From 01/04/2023 to 30/06/2023 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	41 Avondale Rd PRESTON 3072	\$1,600,000	16/09/2023
2	86 Malpas St PRESTON 3072	\$1,536,000	06/05/2023
3	266 Raleigh St THORNBURY 3071	\$1,511,000	23/09/2023

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:

09/10/2023 16:51



Property Type: House
Land Size: 766 sqm approx
Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2023: \$1,180,000

Comparable Properties



41 Avondale Rd PRESTON 3072 (REI)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)



86 Malpas St PRESTON 3072 (REI)

Agent Comments



Price: \$1,536,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 533 sqm approx

266 Raleigh St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,511,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 673 sqm approx