

# 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

18 Kathleen Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,210,000 Property Type House Suburb Preston

Period - From 12/06/2023 to 11/06/2024 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	23 Cooper St PRESTON 3072	\$1,160,000	19/05/2024
2	345 Gilbert Rd PRESTON 3072	\$1,120,000	29/04/2024
3	105 St Georges Rd PRESTON 3072	\$1,115,000	01/06/2024

**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:

12/06/2024 13:02



3   1   3

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

12/06/2023 - 11/06/2024: \$1,210,000

## Comparable Properties



**23 Cooper St PRESTON 3072 (REI)**

**Agent Comments**

3   1   -

**Price:** \$1,160,000

**Method:**

**Date:** 19/05/2024

**Property Type:** House



**345 Gilbert Rd PRESTON 3072 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,120,000

**Method:**

**Date:** 29/04/2024

**Property Type:** House



**105 St Georges Rd PRESTON 3072 (REI)**

**Agent Comments**

3   3   6

**Price:** \$1,115,000

**Method:**

**Date:** 01/06/2024

**Property Type:** House