### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2 Esther Street, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,600,000		&		\$1,680,000			
Median sale p	rice							
Median price	\$1,197,500	Pro	operty Type	Hou	ise		Suburb	Preston
Period - From	01/05/2023	to	30/04/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	46 Robeson St PRESTON 3072	\$1,675,000	20/02/2024
2	14 David St PRESTON 3072	\$1,612,500	18/11/2023
3	8 Stafford St PRESTON 3072	\$1,625,000	28/02/2024

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:

01/05/2024 16:54



2 Esther Street, Preston Vic 3072

## McGrath





**Property Type:** Agent Comments

Gino De lesi (03) 9489 9422 0418 328 062 ginodeiesi@mcgrath.com.au

**Indicative Selling Price** \$1,600,000 - \$1,680,000 **Median House Price** 01/05/2023 - 30/04/2024: \$1,197,500

# **Comparable Properties**



46 Robeson St PRESTON 3072 (REI) **D** 3



Price: \$1,675,000 Method: Date: 20/02/2024 Property Type: House Agent Comments



14 David St PRESTON 3072 (REI/VG)

Agent Comments





Price: \$1,612,500 Method: Auction Sale Date: 18/11/2023 Property Type: House Land Size: 767 sqm approx

8 Stafford St PRESTON 3072 (REI)

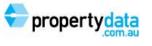


Price: \$1,625,000 Method: Sold Before Auction Date: 28/02/2024 Property Type: House (Res)

Agent Comments

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614





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