

# 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

2 Esther 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 \$1,600,000

&

\$1,680,000

### Median sale price

Median price \$1,197,500

Property Type House

Suburb Preston

Period - From 01/05/2023

to 30/04/2024

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	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



3   2   2

**Property Type:**

Agent Comments

## Comparable Properties



46 Robeson St PRESTON 3072 (REI)

Agent Comments

4   1   3

**Price:** \$1,675,000

**Method:**

**Date:** 20/02/2024

**Property Type:** House



14 David St PRESTON 3072 (REI/VG)

Agent Comments

4   2   2

**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)

Agent Comments

3   1   2

**Price:** \$1,625,000

**Method:** Sold Before Auction

**Date:** 28/02/2024

**Property Type:** House (Res)