

# 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

24 Carthew Grove, 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,220,000 Property Type House Suburb Preston

Period - From 01/10/2023 to 31/12/2023 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	119 Hutton St THORNBURY 3071	\$2,245,000	25/11/2023
2	104 Woolton Av THORNBURY 3071	\$2,155,000	13/11/2023
3	6 Halwyn Cr PRESTON 3072	\$2,040,000	28/10/2023

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:

20/02/2024 15:50



**Property Type:** House

**Land Size:** 511 sqm approx

Agent Comments

## Comparable Properties



**119 Hutton St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$2,245,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)



**104 Woolton Av THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$2,155,000

**Method:** Auction Sale

**Date:** 13/11/2023

**Property Type:** House (Res)

**Land Size:** 376 sqm approx

**6 Halwyn Cr PRESTON 3072 (REI)**

Agent Comments



**Price:** \$2,040,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 665 sqm approx