

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 Erin Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Preston

Period - From 01/07/2023 to 30/09/2023 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	4 Hawking St PRESTON 3072	\$1,165,000	07/09/2023
2	48 Erin St PRESTON 3072	\$1,155,000	23/05/2023
3	52 Wilcox St PRESTON 3072	\$1,091,000	19/08/2023

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:

23/10/2023 12:55



2 -

Property Type: House (Previously Occupied - Detached)
Land Size: 487 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 September quarter 2023: \$1,190,000

Comparable Properties



4 Hawking St PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$1,165,000
Method: Sold Before Auction
Date: 07/09/2023
Property Type: House (Res)
Land Size: 465 sqm approx



48 Erin St PRESTON 3072 (REI/VG)

Agent Comments

3 1 2

Price: \$1,155,000
Method: Sold Before Auction
Date: 23/05/2023
Property Type: House (Res)
Land Size: 424 sqm approx

52 Wilcox St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$1,091,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 400 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100