

# 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

34 Leicester 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 \$1,200,000 & \$1,300,000

### 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	16 Preston St PRESTON 3072	\$1,250,000	19/08/2023
2	50 Pender St PRESTON 3072	\$1,225,000	14/10/2023
3	7 David St PRESTON 3072	\$1,206,000	05/10/2023

**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:

06/02/2024 11:08



3   1   2

**Property Type:** House  
**Land Size:** 465 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
December quarter 2023: \$1,220,000

## Comparable Properties



16 Preston St PRESTON 3072 (REI/VG)

**Agent Comments**

3   1   1

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 397 sqm approx



50 Pender St PRESTON 3072 (REI/VG)

**Agent Comments**

3   1   1

**Price:** \$1,225,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 397 sqm approx



7 David St PRESTON 3072 (REI/VG)

**Agent Comments**

3   1   2

**Price:** \$1,206,000  
**Method:** Sold Before Auction  
**Date:** 05/10/2023  
**Property Type:** House (Res)  
**Land Size:** 496 sqm approx