

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

4/36 Eton Street, Preston Vic 3072

Indicative selling price

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

Single price \$535,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Preston

Period - From 01/01/2023

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	13/24 Tyler St PRESTON 3072	\$597,500	29/11/2023
2	2/18 Newcastle St PRESTON 3072	\$562,000	03/03/2024
3	11/36 Benambra St PRESTON 3072	\$542,000	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:

09/04/2024 09:38

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Indicative Selling Price
\$535,000

Median Unit Price
Year ending December 2023: \$605,000



2 1 1

Rooms: 3
Property Type: Unit
Land Size: Starta sqm approx
Agent Comments

Comparable Properties



13/24 Tyler St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$597,500
Method: Private Sale
Date: 29/11/2023
Property Type: Unit
Land Size: 133 sqm approx



2/18 Newcastle St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$562,000
Method: Sold Before Auction
Date: 03/03/2024
Property Type: Unit



11/36 Benambra St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$542,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Unit

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