Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/36 Eton Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$535,000								
Median sale price									
Median price	\$605,000	Pro	Property Type Unit			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.

Add	dress 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



4/36 Eton Street, Preston Vic 3072



Peter Leahy





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

03 9350 5588 0402 10 11 12 peter@peterleahy.com.au **Indicative Selling Price**

\$535,000 **Median Unit Price** Year ending December 2023: \$605,000

Comparable Properties



13/24 Tyler St PRESTON 3072 (REI)



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

Agent Comments



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

2

11/36 Benambra St PRESTON 3072 (REI)

2/18 Newcastle St PRESTON 3072 (REI)

1



Agent Comments



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

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688





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