

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

78 Hotham Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,242,500 Property Type House Suburb Preston

Period - From 01/01/2024 to 31/03/2024 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	80 Hotham St PRESTON 3072	\$1,320,000	13/05/2024
2	106 Gilbert Rd PRESTON 3072	\$1,262,000	26/04/2024
3	2 Leopold St PRESTON 3072	\$1,245,000	10/02/2024

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:

28/05/2024 13:35



Property Type: House

Land Size: 204.212 sqm approx

Agent Comments

Comparable Properties



80 Hotham St PRESTON 3072 (REI)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 13/05/2024

Property Type: House (Res)



106 Gilbert Rd PRESTON 3072 (REI)

Agent Comments



Price: \$1,262,000

Method: Sold Before Auction

Date: 26/04/2024

Property Type: House (Res)

Land Size: 470 sqm approx



2 Leopold St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,245,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 475 sqm approx