### 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 8 Etnam Street, Preston Vic 3072

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,175,000		&		\$1,275,000			
Median sale p	rice		_					
Median price	\$1,220,000	Pro	operty Type	Hou	se		Suburb	Preston
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	24 Erin St PRESTON 3072	\$1,321,000	25/11/2023
2	18 Orient Gr PRESTON 3072	\$1,253,000	25/11/2023
3	15 Davies St PRESTON 3072	\$1,187,523	02/11/2023

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:

15/01/2024 14:05



# LOVE & CO

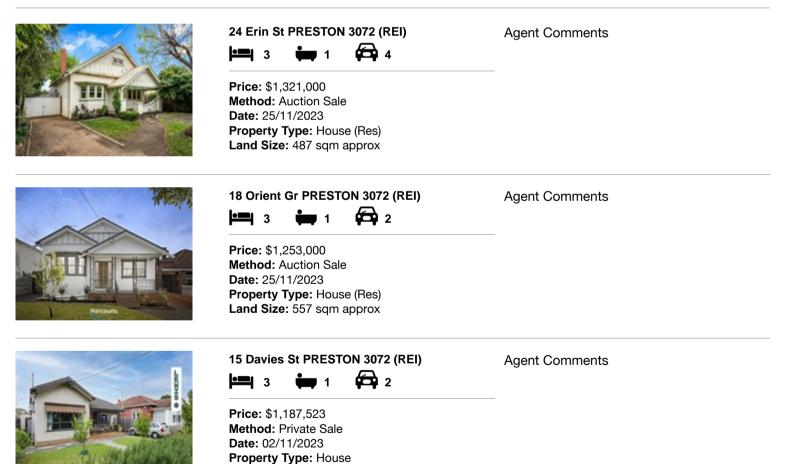




**Property Type:** House **Land Size:** 479 sqm approx Agent Comments George Theocharis 03 9480 2288 0415 578 809 george.t@lovere.com.au

Indicative Selling Price \$1,175,000 - \$1,275,000 Median House Price December quarter 2023: \$1,220,000

## **Comparable Properties**



#### Account - Love & Co



propertydata does

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