

# 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

8 Etnam 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

\$1,175,000

&

\$1,275,000

### 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	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

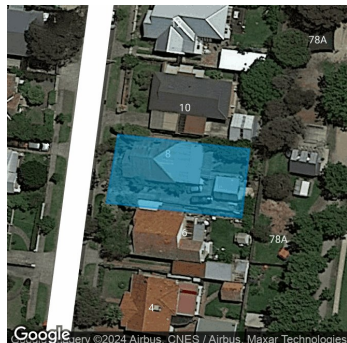
**OR**

~~**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

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 3  1  1

**Property Type:** House  
**Land Size:** 479 sqm approx  
**Agent Comments**

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

## Comparable Properties



24 Erin St PRESTON 3072 (REI)

**Agent Comments**

 3  1  4

**Price:** \$1,321,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 487 sqm approx



18 Orient Gr PRESTON 3072 (REI)

**Agent Comments**

 3  1  2

**Price:** \$1,253,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



15 Davies St PRESTON 3072 (REI)

**Agent Comments**

 3  1  2

**Price:** \$1,187,523  
**Method:** Private Sale  
**Date:** 02/11/2023  
**Property Type:** House

Account - Love & Co