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	80 Hotham Street, Preston Vic 3072

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,202,500 Property Type House Suburb Preston

Period - From 01/04/2023 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	18 Livingstone Pde PRESTON 3072	$1,120,000	17/02/2024
2	1 Youngman St PRESTON 3072	$1,093,000	25/01/2024
3	9 Flett St PRESTON 3072	$1,070,000	18/11/2023

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: 13/05/2024 08:34

80 Hotham Street, Preston Vic 3072

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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000
Median House Price
Year ending March 2024: $1,202,500

Comparable Properties



18 Livingstone Pde PRESTON 3072 (REI/VG)

3 1 2

Price: $1,120,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit
Land Size: 297 sqm approx

Agent Comments



1 Youngman St PRESTON 3072 (REI/VG)

4 2 2

Price: $1,093,000
Method: Sold Before Auction
Date: 25/01/2024
Property Type: House (Res)
Land Size: 383 sqm approx

Agent Comments



9 Flett St PRESTON 3072 (REI/VG)

3 1 2

Price: $1,070,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 296 sqm approx

Agent Comments

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