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	74 Hotham Street, Preston Vic 3072

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,208,000 Property Type House Suburb Preston

Period - From 23/07/2023 to 22/07/2024 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	78 Hotham St PRESTON 3072	$1,385,000	25/06/2024
2	80 Hotham St PRESTON 3072	$1,320,000	13/05/2024
3			

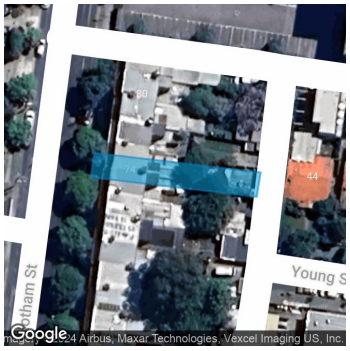
OR

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: 23/07/2024 12:54

74 Hotham Street, Preston Vic 3072

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- -

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
23/07/2023 - 22/07/2024: $1,208,000

Comparable Properties



78 Hotham St PRESTON 3072 (REI)

3 2 1

Price: $1,385,000
Method: Sold Before Auction
Date: 25/06/2024
Property Type: House (Res)

Agent Comments



80 Hotham St PRESTON 3072 (REI)

3 1 2

Price: $1,320,000
Method: Auction Sale
Date: 13/05/2024
Property Type: House (Res)

Agent Comments

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.

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