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	17 Mitchell Street, Preston Vic 3072

Indicative selling price

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

Range between $2,350,000 & $2,500,000

Median sale price

Median price $1,300,000 Property Type House Suburb Preston

Period - From 01/04/2024 to 30/06/2024 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	56 Johnson St THORNBURY 3071	$2,700,500	31/08/2024
2	114 Emmaline St NORTHCOTE 3070	$2,422,500	24/06/2024
3	60 Shaftesbury Pde THORNBURY 3071	$2,850,000	05/06/2024

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: 15/09/2024 18:56

17 Mitchell Street, Preston Vic 3072

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4 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$2,350,000 - $2,500,000
Median House Price
June quarter 2024: $1,300,000

Comparable Properties



56 Johnson St THORNBURY 3071 (REI)

4 3 3

Price: $2,700,500
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)

Agent Comments



114 Emmaline St NORTHCOTE 3070 (REI/VG)

4 2 -

Price: $2,422,500
Method: Private Sale
Date: 24/06/2024
Property Type: House (Res)
Land Size: 390 sqm approx

Agent Comments



60 Shaftesbury Pde THORNBURY 3071 (REI/VG)

4 3 4

Price: $2,850,000
Method: Private Sale
Date: 05/06/2024
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

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