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	43 David Street, Preston Vic 3072

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	84A Madeline St PRESTON 3072	$1,244,000	21/09/2024
2	8 Hawker Av PRESTON 3072	$1,270,000	27/08/2024
3	12 Bruce St PRESTON 3072	$1,281,000	08/07/2024

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: 01/10/2024 21:13

43 David Street, Preston Vic 3072

Matthew Zagami
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3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 490 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2024: $1,300,000

Comparable Properties



84A Madeline St PRESTON 3072 (REI)

3 1 1

Price: $1,244,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments



8 Hawker Av PRESTON 3072 (REI)

3 2 1

Price: $1,270,000
Method: Private Sale
Date: 27/08/2024
Property Type: House (Res)

Agent Comments



12 Bruce St PRESTON 3072 (REI/VG)

3 1 2

Price: $1,281,000
Method: Private Sale
Date: 08/07/2024
Property Type: House
Land Size: 472 sqm approx

Agent Comments

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