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#### 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	502/277 Raglan Street, Preston Vic 3072
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$460,000	&	\$480,000

#### Median sale price

Median price	\$582,500	Hou	se	Unit	X		Suburb	Preston
Period - From	01/04/2017	to	30/06/2017		Sourc	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.

Ad	dress of comparable property	Price	Date of sale
1	107/388 Murray Rd PRESTON 3072	\$470,000	08/07/2017
2	1/119 Keon St THORNBURY 3071	\$468,000	08/07/2017
3	404/277 Raglan St PRESTON 3072		05/07/2017

#### 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.

**Account** - hockingstuart | P: 03 9471 1100 | F: 03 9471 4053





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**Indicative Selling Price** \$460,000 - \$480,000 **Median Unit Price** June quarter 2017: \$582,500





Rooms:

Property Type: Apartment Land Size: 85 sqm approx

Agent Comments

### Comparable Properties



107/388 Murray Rd PRESTON 3072 (REI/VG)

Price: \$470,000 Method: Auction Sale Date: 08/07/2017 Rooms: 3

Property Type: Apartment

Agent Comments



1/119 Keon St THORNBURY 3071 (REI)

2

Price: \$468.000 Method: Auction Sale Date: 08/07/2017

Rooms: 3

Property Type: Apartment

**Agent Comments** 

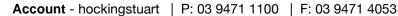


404/277 Raglan St PRESTON 3072 (REI)

Method: Private Sale Date: 05/07/2017 Rooms: -

Property Type: Apartment

**Agent Comments** 







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