

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

502/277 Raglan Street, Preston Vic 3072

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

House

Unit

X

Suburb

Preston

Period - From

01/04/2017

to

30/06/2017

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	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.



Rooms:

Property Type: Apartment

Land Size: 85 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$470,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 3

Property Type: Apartment



1/119 Keon St THORBURY 3071 (REI)

Agent Comments



Price: \$468,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 3

Property Type: Apartment



404/277 Raglan St PRESTON 3072 (REI)

Agent Comments



Price:

Method: Private Sale

Date: 05/07/2017

Rooms: -

Property Type: Apartment