

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

28 May Street, Preston Vic 3072

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$990,000

House

X

Unit

Suburb Preston

Period - From 01/07/2017

to

30/09/2017

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 | 1 Bellarine St PRESTON 3072 | \$1,425,000 | 25/07/2017 |
| 2 | 20 York St RESERVOIR 3073 | \$1,400,000 | 23/09/2017 |
| 3 | 19 Bruce St PRESTON 3072 | \$1,270,000 | 12/08/2017 |

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: House (Previously Occupied - Detached)

Land Size: 524 sqm approx

Agent Comments

Comparable Properties



1 Bellarine St PRESTON 3072 (REI)

Agent Comments



Price: \$1,425,000

Method: Private Sale

Date: 25/07/2017

Rooms: 7

Property Type: House (Res)

Land Size: 558 sqm approx



20 York St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 667 sqm approx



19 Bruce St PRESTON 3072 (REI)

Agent Comments



Price: \$1,270,000

Method: Auction Sale

Date: 12/08/2017

Rooms: -

Property Type: House (Res)