

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

3/15 Clifton Grove, Preston Vic 3072

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

Range between \$480,000

&

\$515,000

Median sale price

Median price \$547,000

House

Unit

X

Suburb Preston

Period - From 01/07/2018

to

30/09/2018

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	13/122 High St PRESTON 3072	\$525,000	28/07/2018
2	28/44-46 Mary St PRESTON 3072	\$520,500	28/07/2018
3	23/44-46 Mary St PRESTON 3072	\$480,000	16/06/2018

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.



 2
  1
  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$480,000 - \$515,000

Median Unit Price

September quarter 2018: \$547,000

Comparable Properties



13/122 High St PRESTON 3072 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$525,000

Method: Sold Before Auction

Date: 28/07/2018

Rooms: -

Property Type: Apartment



28/44-46 Mary St PRESTON 3072 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$520,500

Method: Auction Sale

Date: 28/07/2018

Rooms: -

Property Type: Apartment



23/44-46 Mary St PRESTON 3072 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$480,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: Apartment