

John Sambolec 8459 1000 0421 135 245 john.sambolec@harcourts.com.au

#### 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

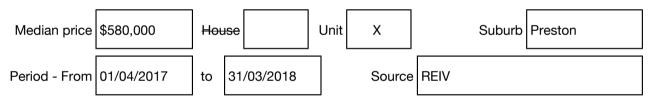
3/70 Bruce Street, Preston Vic 3072

#### Indicative selling price

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

Single price \$295,000

#### Median sale price



#### 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	6/247 Gower St PRESTON 3072	\$340,000	02/06/2018
2	12/4-6 Sheffield St PRESTON 3072	\$325,000	29/12/2017
3	12/74 Dundas St THORNBURY 3071	\$305,000	03/03/2018

#### 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.

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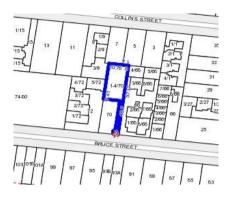
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





3/70 Bruce Street, Preston Vic 3072

## Harcourts Rata & Co





Rooms: Property Type: Apartment Agent Comments John Sambolec 8459 1000 0421 135 245 john.sambolec@harcourts.com.au

Indicative Selling Price \$295,000 Median Unit Price Year ending March 2018: \$580,000

### **Comparable Properties**



Price: \$340,000 Method: Private Sale

6/247 Gower St PRESTON 3072 (REI)

Agent Comments

Price: \$340,000 Method: Private Sale Date: 02/06/2018 Rooms: -Property Type: Flat

12/4-6 Sheffield St PRESTON 3072 (REI/VG)

**D** 1

Agent Comments



Price: \$325,000 Method: Private Sale Date: 29/12/2017 Rooms: 2 Property Type: Apartment

12/74 Dundas St THORNBURY 3071 (REI/VG) Agent Comments



Price: \$305,000 Method: Auction Sale Date: 03/03/2018 Rooms: -Property Type: Apartment

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propertydata

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