

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

Single price \$295,000

Median sale price

Median price \$580,000

House

Unit

X

Suburb Preston

Period - From 01/04/2017

to

31/03/2018

Source REIV

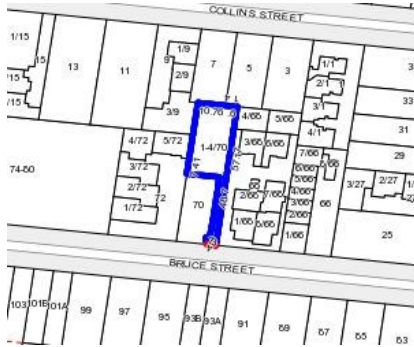
Comparable property sales (*Delete A or B below as applicable)

- 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	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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



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)

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