

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 30 Kenneth Street, Preston

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between: \$950,000 & \$1,050,000

### Median sale price

Median price \$1,000,000 \*House ☒ Suburb Preston  
Period - From 16/1/17 to 15/1/18 Source Realestate.com.au

### Comparable property sales

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
43 Kathleen Street, Preston	\$985,000	16/12/2017
85 Murray Road, Preston	\$950,000	11/11/2017
23 Lyonsville Avenue, Preston	\$1,035,000	17/08/2017

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