

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 306/33 Seymour Street, Preston Vic 3072

Indicative selling price

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

Range between \$400,000

&

\$415,000

Median sale price

Median price \$584,000

House

Unit

X

Suburb Preston

Period - From 01/01/2018

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	305/2-10 Plenty Rd PRESTON 3072	\$425,000	14/04/2018
2	105/154 High St PRESTON 3072	\$420,000	23/02/2018
3	2/450 Bell St PRESTON 3072	\$410,002	22/02/2018

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: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$415,000

Median Unit Price

March quarter 2018: \$584,000

Comparable Properties



305/2-10 Plenty Rd PRESTON 3072 (REI)

Agent Comments



Price: \$425,000

Method: Auction Sale

Date: 14/04/2018

Rooms: -

Property Type: Apartment

105/154 High St PRESTON 3072 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 23/02/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

2/450 Bell St PRESTON 3072 (VG)

Agent Comments



Price: \$410,002

Method: Sale

Date: 22/02/2018

Rooms: -

Property Type: Strata Flat - Single OYO Flat