

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

5/49 Austral Avenue, Preston Vic 3072

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

Single price \$265,000

Median sale price

Median price \$1,010,000

House

X

Unit

Suburb Preston

Period - From 01/04/2017

to

30/06/2017

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	13/15 Kemp St THORNBURY 3071	\$282,500	21/04/2017
2	4/110 Ballantyne St THORNBURY 3071	\$280,000	03/03/2017
3	6/89 Ballantyne St THORNBURY 3071	\$280,000	01/05/2017

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: Unit

Agent Comments

Comparable Properties



13/15 Kemp St THORNBURY 3071 (REI)

Agent Comments



Price: \$282,500

Method: Private Sale

Date: 21/04/2017

Rooms: -

Property Type: Apartment



4/110 Ballantyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 03/03/2017

Rooms: 2

Property Type: Apartment



6/89 Ballantyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 01/05/2017

Rooms: -

Property Type: Unit