

## 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

17 Percival Street, Preston Vic 3072

## Indicative selling price

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

Single price \$899,000

## 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	145 Murray Rd PRESTON 3072	\$881,000	03/06/2017
2	106 Malpas St PRESTON 3072	\$880,000	16/09/2017
3	47 Youngman St PRESTON 3072	\$830,000	01/06/2017

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.



 3  1  2

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties

**145 Murray Rd PRESTON 3072 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$881,000

**Method:** Auction Sale

**Date:** 03/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 470 sqm approx



**106 Malpas St PRESTON 3072 (REI)**

Agent Comments

 3  1  -

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 16/09/2017

**Rooms:** -

**Property Type:** House (Res)



**47 Youngman St PRESTON 3072 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$830,000

**Method:** Private Sale

**Date:** 01/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 397 sqm approx