

# 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	12/4-6 Sheffield Street, Preston Vic 3072
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### Indicative selling price

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

Single price \$325,000

### Median sale price

Median price	\$507,250	House		Unit	X	Suburb	Preston
Period - From	01/07/2017	to	30/09/2017	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 6/293-297 Plenty Rd PRESTON 3072	\$327,000	05/06/2017
2 9/4 Spring St PRESTON 3072	\$323,500	04/11/2017
3 7/4 Spring St PRESTON 3072	\$320,000	04/07/2017

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.~~