





Rooms: Property Type: Townhouse Agent Comments Indicative Selling Price \$700,000 - \$760,000 Median House Price March quarter 2017: \$1,000,000

The distinct flair of bespoke builders, Mancini Made and architects, ClarkeHopkinsClarke is brought to the senses in this 3-bedroom townhouse; rising to your desires over 3 sleek levels and crafted with a meticulous attention to detail. Only approximately 2 years old, celebrate a lifestyle of distinction right on Thornbury's cusp!

## **Comparable Properties**

|   | _                  |
|---|--------------------|
| Price: \$888,000                            |                    |
| Method: Private Sale                        |                    |
| Date: 19/11/2016                            |                    |
| Rooms: -<br>Property Type: Townhouse (Res)  |                    |
| <br>4/21-23 Collins St THORNBURY 3071 (REI) | Agent Comments     |
|   | Agent comments     |
| <b>1</b> 2 <b>1 2</b>                       |                    |
| Price: \$870,000                            |                    |
| Method: Auction Sale                        |                    |
| Date: 29/04/2017                            |                    |
| Rooms: -                                    |                    |
| Property Type: Townhouse (Res)              |                    |
| 3b Carlisle St PRESTON 3072 (REI)           | Agent Comments     |
| 🛏 3 🗰 3 🛱 2                                 | -                  |
|   | Sold for \$756,000 |
| Price:                                      |                    |
| Method: Sold Before Auction                 |                    |
| Date: 11/11/2016                            |                    |
| Rooms: -                                    |                    |
| Property Type: Townhouse (Res)              |                    |
|   |                    |

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REIV Propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### 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 3a Carlisle Street, Preston Vic 3072 Including suburb and postcode

#### Indicative selling price

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

 Range between \$700,000
 & \$760,000

 Median sale price
 Median price \$1,000,000
 House X
 Suburb Preston

 Period - From 01/01/2017
 to 31/03/2017
 Source REIV

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|-----------------------------------|-----------|--------------|
| 72 Gooch St THORNBURY 3071        | \$888,000 | 19/11/2016   |
| 4/21-23 Collins St THORNBURY 3071 | \$870,000 | 29/04/2017   |
| 3b Carlisle St PRESTON 3072       |           | 11/11/2016   |

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