

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

9 Emery Street, Preston Vic 3072

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$572,000

House

Unit

X

Suburb

Preston

Period - From 01/01/2018

to

31/12/2018

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	2/501 Murray Rd PRESTON 3072	\$600,000	14/12/2018
2	3/25 Charles St PRESTON 3072	\$595,000	06/10/2018
3	5/85-87 Cramer St PRESTON 3072	\$560,000	17/11/2018

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.

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending December 2018: \$572,000



2 1 1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



2/501 Murray Rd PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 14/12/2018

Rooms: -

Property Type: Unit



3/25 Charles St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Auction Sale

Date: 06/10/2018

Rooms: -

Property Type: Unit



5/85-87 Cramer St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Unit