

Michael Chan 03 8312 9222 0417 324 202 michaelchan@mcgrath.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	9 Emery 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	\$550,000	&	\$600,000

#### Median sale price

Median price	\$572,000	Hou	se	Unit	Х	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.

Ad	dress 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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## **McGrath**

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**Indicative Selling Price** \$550,000 - \$600,000 **Median Unit Price** Year ending December 2018: \$572,000

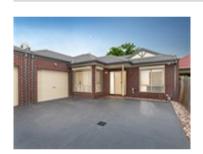


Rooms:

Property Type: House (Res)

**Agent Comments** 

## Comparable Properties



2/501 Murray Rd PRESTON 3072 (REI)

Price: \$600,000 Method: Private Sale Date: 14/12/2018

Rooms: -

Property Type: Unit

**Agent Comments** 



3/25 Charles St PRESTON 3072 (REI)

**———** 2



Price: \$595,000 Method: Auction Sale Date: 06/10/2018

Rooms: -

Property Type: Unit

Agent Comments



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





Price: \$560.000 Method: Auction Sale Date: 17/11/2018 Rooms: -

Property Type: Unit

Agent Comments

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