

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

13/87-89 Hotham Street, Preston Vic 3072

Indicative selling price

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

Range between \$520,000 & \$572,000

Median sale price

Median price \$510,000 House Unit X Suburb Preston

Period - From 01/10/2016 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	66/93-103 High St PRESTON 3072	\$555,000	14/10/2017
2	2/141 Bell St PRESTON 3072	\$547,000	13/05/2017
3	6/372 Bell St PRESTON 3072	\$532,000	05/05/2017

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.



Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



66/93-103 High St PRESTON 3072 (REI)

Agent Comments



Price: \$555,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 4

Property Type: Apartment



2/141 Bell St PRESTON 3072 (REI)

Agent Comments



Price: \$547,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 3

Property Type: Townhouse (Res)



6/372 Bell St PRESTON 3072 (REI)

Agent Comments



Price: \$532,000

Method: Private Sale

Date: 05/05/2017

Rooms: 3

Property Type: Unit