

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 13/87-89 Hotham Street, Preston Vic 3072 Including suburb and postcode

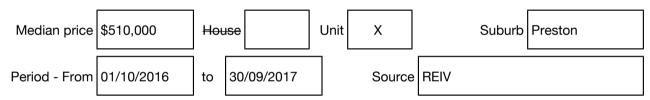
Indicative selling price

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

Range between \$520,000

&

Median sale price



\$572.000

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.

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propertydata

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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. 13/87-89 Hotham Street, Preston Vic 3072



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Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$520,000 - \$572,000 Median Unit Price Year ending September 2017: \$510,000

Comparable Properties



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



Price: \$555,000 Method: Auction Sale Date: 14/10/2017 Rooms: 4 Property Type: Apartment



2/141 Bell St PRESTON 3072 (REI)

6 1



Price: \$547,000 Method: Auction Sale Date: 13/05/2017 Rooms: 3 Property Type: Townhouse (Res)



6/372 Bell St PRESTON 3072 (REI)



Price: \$532,000 Method: Private Sale Date: 05/05/2017 Rooms: 3 Property Type: Unit Agent Comments

Agent Comments

Agent Comments

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