

## 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

111 Wood Street, Preston Vic 3072

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000

&amp;

\$840,000

**Median sale price**

Median price \$1,017,500

House

X

Unit

Suburb Preston

Period - From 01/01/2017

to

31/12/2017

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	167 Albert St RESERVOIR 3073	\$825,000	07/10/2017
2	21 Emerald St PRESTON 3072	\$820,000	23/09/2017
3	4 Newton St RESERVOIR 3073	\$810,000	03/11/2017

**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.



3 1 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 526 sqm approx

Agent Comments

## Comparable Properties



**167 Albert St RESERVOIR 3073 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$825,000

**Method:** Auction Sale

**Date:** 07/10/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 663 sqm approx



**21 Emerald St PRESTON 3072 (REI)**

Agent Comments

3 1 2

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** -

**Property Type:** House (Res)



**4 Newton St RESERVOIR 3073 (REI)**

Agent Comments

2 1 2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 03/11/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 585 sqm approx