

Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale					
Including suburb	dress and code 111 Wood Street, Preston Vic 3072				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between	\$770,000 & \$840,000				
Median sale price					
Median price \$1	1,017,500 House X Unit Suburb Presto	on			
Period - From 01	1/01/2017 to 31/12/2017 Source REIV				

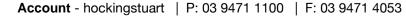
Comparable property sales (*Delete A or B below as applicable)

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.







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Indicative Selling Price \$770,000 - \$840,000 **Median House Price** Year ending December 2017: \$1,017,500





Rooms:

Property Type: House (Res) Land Size: 526 sqm approx

Agent Comments

Comparable Properties



167 Albert St RESERVOIR 3073 (REI/VG)

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Price: \$825,000 Method: Auction Sale Date: 07/10/2017

Rooms: 4

Property Type: House (Res) Land Size: 663 sqm approx

Agent Comments



21 Emerald St PRESTON 3072 (REI)



Price: \$820,000 Method: Auction Sale Date: 23/09/2017

Rooms: -

Property Type: House (Res)

Agent Comments



4 Newton St RESERVOIR 3073 (REI)

Price: \$810,000 Method: Private Sale Date: 03/11/2017

Rooms: 4

Property Type: House (Res) Land Size: 585 sqm approx Agent Comments

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