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

1/160 Wood Street, Preston Vic 3072

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|---------|
| Range betweer | \$680,000 | | & | | \$720,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$632,000 | Pro | operty Type | Unit | | | Suburb | Preston |
| Period - From | 01/10/2019 | to | 31/12/2019 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 1/200 Wood St PRESTON 3072 | \$791,500 | 23/11/2019 |
| 2 | 2/219 Tyler St PRESTON 3072 | \$741,000 | 16/11/2019 |
| 3 | 8/100 Albert St PRESTON 3072 | \$690,000 | 02/04/2020 |

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.

This Statement of Information was prepared on:

09/04/2020 13:17



petermarkovic





Property Type: Agent Comments

Indicative Selling Price \$680,000 - \$720,000 **Median Unit Price** December quarter 2019: \$632,000

Comparable Properties

1/200 Wood St PRESTON 3072 (REI) **-** 3 **2**

Agent Comments

Price: \$791,500 Method: Auction Sale Date: 23/11/2019 Property Type: Unit



2/219 Tyler St PRESTON 3072 (REI)

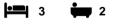
6 2 3 1



Price: \$741,000 Method: Auction Sale Date: 16/11/2019 Property Type: Unit

8/100 Albert St PRESTON 3072 (REI)

à 1



Price: \$690,000 Method: Private Sale Date: 02/04/2020 Property Type: Townhouse (Single) Agent Comments

Agent Comments

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



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.