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## 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

2/2 Josephine Grove, 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 \$390,000 & \$429,000

#### Median sale price

Median price \$582,500 House Unit X Suburb Preston

Period - From 01/04/2017 to 30/06/2017 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	1/20 Laurel St PRESTON 3072	\$460,700	03/08/2017
2	17/44-46 Mary St PRESTON 3072	\$420,000	01/08/2017
3	G30/388 Murray Rd PRESTON 3072	\$410,000	07/09/2017

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.~~