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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	d for sale				
Including suburl	dress 2/2 Joseph b and tcode	ine Grove, Presto	on Vic 3072		
Indicative selling price					
For the meaning of this price see 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 R				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					

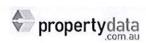
The estate agent or agent's representative reasonably believes that fewer than three comparable-

properties were sold within two kilometres of the property for sale in the last six months.

Account - Love Real Estate

B\*





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