

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

47 Malpas Street, Preston 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$850,000

or range between

&

Median sale price

Median price \$1,000,000

*House

x

*unit

Suburb
or locality

Preston

Period - From

Sept 2017

to

August 2018

Source

Core Logic RP Data

Comparable property sales

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. 6 Ambon Street, Preston	\$940,000	20/7/18
2. 14 Sapphire Street, Preston	\$932,000	26/5/18
3. 44 Tyler Street, Preston	\$840,500	25/8/18