

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

192 Gower Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,000,000 House X Suburb Preston

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 Caroline Ct PRESTON 3072	\$1,267,500	13/05/2017
14 West St PRESTON 3072	\$1,190,000	06/05/2017
39 Malpas St PRESTON 3072	\$1,100,000	29/04/2017