

## 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

9/4 Spring Street, 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 \$290,000

&

\$319,000

#### 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	6/293-297 Plenty Rd PRESTON 3072	\$327,000	05/06/2017
2	7/4 Spring St PRESTON 3072	\$320,000	04/07/2017
3	2/132 Wood St PRESTON 3072	\$290,000	19/04/2017

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.~~



**Rooms:**

**Property Type:** Flat

Agent Comments

## Comparable Properties



**6/293-297 Plenty Rd PRESTON 3072 (REI)**

Agent Comments



**Price:** \$327,000

**Method:** Private Sale

**Date:** 05/06/2017

**Rooms:** 2

**Property Type:** Apartment



**7/4 Spring St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$320,000

**Method:** Private Sale

**Date:** 04/07/2017

**Rooms:** -

**Property Type:** Apartment



**2/132 Wood St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$290,000

**Method:** Private Sale

**Date:** 19/04/2017

**Rooms:** 2

**Property Type:** Unit