

8/2 Swift Street, Preston Vic 3072

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2 1 1

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$570,000 - \$610,000

Median House Price

June quarter 2017: \$1,010,000

Comparable Properties



4/17 Park Av PRESTON 3072 (REI)

2 2 1

Agent Comments

additional bathroom.

Price: \$600,000

Method: Private Sale

Date: 16/08/2017

Rooms: -

Property Type: Townhouse (Res)

2/105 Wood St PRESTON 3072 (REI)

2 - -

Agent Comments

2 level property with same accomodation.

Price: \$595,000

Method: Private Sale

Date: 17/07/2017

Rooms: -

Property Type: Townhouse (Res)



4/33 Newcastle St PRESTON 3072 (REI)

2 1 1

Agent Comments

2 level property with South of Bell Street address.

Price: \$595,000

Method: Private Sale

Date: 14/07/2017

Rooms: 3

Property Type: Townhouse (Res)

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

8/2 Swift Street, Preston Vic 3072

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$1,010,000

House

X

Unit

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 4/17 Park Av PRESTON 3072	\$600,000	16/08/2017
2 2/105 Wood St PRESTON 3072	\$595,000	17/07/2017
3 4/33 Newcastle St PRESTON 3072	\$595,000	14/07/2017

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.~~