hockingstuart

John Pasceri 0405134726 jpasceri@hockingstuart.com.au

Indicative Selling Price \$570,000 - \$610,000 Median House Price June quarter 2017: \$1,010,000





Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



4/17 Park Av PRESTON 3072 (REI)

2

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)





Agent Comments

2 level property with South of Bell Street

address.

Price: \$595,000 Method: Private Sale Date: 14/07/2017

Rooms: 3

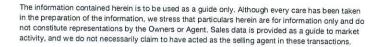
Property Type: Townhouse (Res)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and	8/2 Swift Street, Preston Vic 3072		
postcode		1 1	
Indicative selling price	ce		
For the meaning of this p	orice see consumer.vic.gov.au/underquoting		
Range between \$570,	8 \$610,000		
Median sale price			
Median price \$1,010,	000 House X Unit	Suburb	
Period - From 01/04/2	017 to 30/06/2017 Source REIV		
Comparable property	v 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.

Ad	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

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