

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF								AF c	F of the Estate Agents Act 1980			
Property offer	ed for s	sale										
Address Including suburb and postcode		1 Stafford Street, Preston Vic 3072										
Indicative sell	ing pric	е										
For the meaning	of this p	orice see	cons	sumer	vic.gov.	au/u	ınder	quoting				
Range between \$1,00		0,000		&			\$1,100,000					
Median sale p	rice											
Median price	Median price \$1,015,		Ηοι	use	Х	Ur	nit			Suburb	Pr	reston
Period - From	01/04/2	018	to	30/0	6/2018			Source	REI	V		
Comparable p	roperty	sales (	(*De	lete A	or B b	elov	w as	applica	able)			
months		estate a							•	roperty for sal to be most co		
Address of comparable property									Price		Date of sale	
1												
2			_			_						
3												
OR	_											

В\* 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.

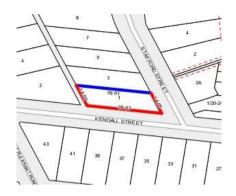
Account - Woodards | P: 03 9480 1277 | F: 03 9480 5927





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Property Type: House (Previously

Occupied - Detached) Agent Comments

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** June quarter 2018: \$1,015,000

## Comparable Properties



2 Herbert St PRESTON 3072 (REI/VG)

**6** 2

**=**3

Price: \$1.172.000 Method: Auction Sale Date: 05/05/2018

Rooms: -

Property Type: House (Res) Land Size: 495 sqm approx Agent Comments



150 Cramer St PRESTON 3072 (REI/VG)

**--**4



**Agent Comments** 



Rooms: 6

Property Type: House Land Size: 590 sqm approx

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