

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

190 Raglan Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,000,000

&

\$1,080,000

Median sale price

Median price \$1,051,500

House

X

Unit

Suburb Preston

Period - From 01/10/2017

to

31/12/2017

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	115 Dundas St PRESTON 3072	\$1,080,000	09/12/2017
2	37 William St PRESTON 3072	\$1,045,000	25/11/2017
3	21 Wurruk Av PRESTON 3072	\$1,000,500	08/12/2017

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: 7

Property Type: House

Land Size: 516.653 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,080,000

Median House Price

December quarter 2017: \$1,051,500

Comparable Properties



115 Dundas St PRESTON 3072 (REI)



Price: \$1,080,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 440 sqm approx

Agent Comments

Further South in Preston on Thornbury boarder. 1 additional bedroom, small land size.



37 William St PRESTON 3072 (REI)



Price: \$1,045,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 449 sqm approx

Agent Comments

Same accomodation, smaller land.



21 Wurruk Av PRESTON 3072 (REI)



Price: \$1,000,500

Method: Sold Before Auction

Date: 08/12/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Additional bedroom, corner block with development potential, similar land at 499m2.