# hockingstuart

## 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

5 | 190 Raglan Street, Preston Vic 3072 5 | 5 |

### 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



#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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John Pasceri 0405134726



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

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# **Comparable Properties**

115 Dundas St PRESTON 3072 (REI) 4 1 3 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) 3 1 2 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) 4 2 2 2 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.

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