

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

1/23 Laha Crescent, Preston Vic 3072

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$930,000 House X Unit Suburb Preston

Period - From 01/07/2016 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	1/28 North Rd RESERVOIR 3073	\$741,000	20/05/2017
2	Lot 1/80 Tyler St RESERVOIR 3073	\$733,998	04/08/2017
3	20 Opal St PRESTON 3072	\$675,000	21/04/2017

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.~~



 3  2  1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

Year ending June 2017: \$930,000

Comparable Properties



1/28 North Rd RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$741,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 5

Property Type: Townhouse (Res)



Lot 1/80 Tyler St RESERVOIR 3073 (REI)

Agent Comments

 3  2  1

Price: \$733,998

Method: Private Sale

Date: 04/08/2017

Rooms: -

Property Type: Unit



20 Opal St PRESTON 3072 (REI)

Agent Comments

 3  1  2

Price: \$675,000

Method: Private Sale

Date: 21/04/2017

Rooms: -

Property Type: Townhouse (Single)