

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 | |
|---|--|
| | |

Indicative selling price

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

| Range between | \$650,000 | & | \$690,000 |
|---------------|-----------|---|-----------|
| | 1 | | l . |

Median sale price

| Median price | \$930,000 | Hou | ise 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.

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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)

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Price: \$741,000 Method: Auction Sale Date: 20/05/2017

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



Lot 1/80 Tyler St RESERVOIR 3073 (REI)





Price: \$733,998 Method: Private Sale Date: 04/08/2017 Rooms: -

Property Type: Unit

Agent Comments



20 Opal St PRESTON 3072 (REI)

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Price: \$675.000 Method: Private Sale Date: 21/04/2017

Property Type: Townhouse (Single)

Agent Comments

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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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