

Adriano Persichetti 94711100 0402055437 apersichetti@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Including suburl	dress 35 Mount I and toode					
Indicative selling price						
For the meaning of	f this price see co	onsumer.vic.gov.au/เ	underquoting			
Range between	\$900,000	&	\$950,000			
Madian ada mi						

Median sale price

Median price	\$1,010,000	Hou	use X	Unit		Suburb	Preston
Period - From	01/04/2017	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.

Add	dress of comparable property	Price	Date of sale
1	1/103 Bruce St PRESTON 3072	\$965,000	01/07/2017
2	37 Mount Pleasant Rd PRESTON 3072	\$917,000	29/07/2017
3	72d Oakover Rd PRESTON 3072	\$875,000	24/06/2017

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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> **Indicative Selling Price** \$900,000 - \$950,000 **Median House Price** June guarter 2017: \$1,010,000



Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



1/103 Bruce St PRESTON 3072 (REI)

6

Price: \$965,000 Method: Auction Sale Date: 01/07/2017 Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



37 Mount Pleasant Rd PRESTON 3072 (REI)

— 3





Price: \$917,000

Method: Sold Before Auction

Date: 29/07/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



72d Oakover Rd PRESTON 3072 (REI)

1 3





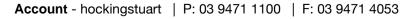
€ 3

Price: \$875.000 Method: Auction Sale Date: 24/06/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments







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