

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

10 The Mews, Preston Vic 3072

Indicative selling price

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

Range between \$770,000

&

\$820,000

Median sale price

Median price \$1,057,500

Property Type House

Suburb Preston

Period - From 01/10/2019

to 31/12/2019

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	16 Governors Rd COBURG 3058	\$895,000	25/10/2019
2	17a Clapham St THORNBURY 3071	\$860,000	07/11/2019
3	1/18 Loch St COBURG 3058	\$820,000	29/09/2019

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.~~

This Statement of Information was prepared on:

13/02/2020 09:38

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Indicative Selling Price

\$770,000 - \$820,000

Median House Price

December quarter 2019: \$1,057,500



3 3 1

Property Type: House

Land Size: 157 sqm approx

Agent Comments

Comparable Properties



16 Governors Rd COBURG 3058 (REI)

Agent Comments

3 2 2

Price: \$895,000

Method: Private Sale

Date: 25/10/2019

Property Type: House



17a Clapham St THORNBURY 3071 (REI)

Agent Comments

3 2 1

Price: \$860,000

Method: Private Sale

Date: 07/11/2019

Property Type: Townhouse (Single)



1/18 Loch St COBURG 3058 (REI)

Agent Comments

3 2 2

Price: \$820,000

Method: Private Sale

Date: 29/09/2019

Property Type: Townhouse (Single)