

Andrew Montalto 9471 1100 0419358775 amontalto@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										
Including subu		and								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$550,		,000		&		\$600,000				
Median sale price										
Median price	\$510,00	0	Hou	se	Ur	nit	Х		Suburb	Preston
Period - From	01/10/20	016	to	30/09/2017			Source	REIV		

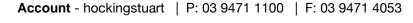
Comparable property sales (*Delete A or B below as applicable)

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	2/17 Park Av PRESTON 3072	\$615,000	08/12/2017
2	4/17 Park Av PRESTON 3072	\$600,000	16/08/2017
3	4/33 Newcastle St PRESTON 3072	\$595,000	14/07/2017

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** \$550,000 - \$600,000 **Median Unit Price**

Year ending September 2017: \$510,000



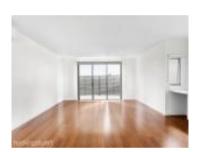


Rooms:

Property Type: Townhouse Land Size: 105 sqm approx

Agent Comments

Comparable Properties



2/17 Park Av PRESTON 3072 (REI)



Price: \$615,000 Method: Private Sale Date: 08/12/2017

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



4/17 Park Av PRESTON 3072 (REI/VG)



Price: \$600.000 Method: Private Sale Date: 16/08/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



4/33 Newcastle St PRESTON 3072 (REI)

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Price: \$595,000 Method: Private Sale Date: 14/07/2017

Rooms: 3

Property Type: Townhouse (Res)

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