

## 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

3 Esther Street, Preston Vic 3072

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&

\$600,000

#### Median sale price

Median price \$510,000

House

Unit

X

Suburb

Preston

Period - From 01/10/2016

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.

	Address 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.



2 1 1

**Rooms:**

**Property Type:** Townhouse

**Land Size:** 105 sqm approx

**Agent Comments**

## Comparable Properties



**2/17 Park Av PRESTON 3072 (REI)**

**Agent Comments**

2 2 1

**Price:** \$615,000

**Method:** Private Sale

**Date:** 08/12/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)



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

**Agent Comments**

2 2 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 16/08/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**4/33 Newcastle St PRESTON 3072 (REI)**

**Agent Comments**

2 1 1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 14/07/2017

**Rooms:** 3

**Property Type:** Townhouse (Res)