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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 3/42 Garnet Street, Preston Vic 3072 Including suburb and postcode

Indicative selling price

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

Range betwee	n \$550,000	&	\$605,000				
Median sale price							
Median price	\$584,000	House	Unit X	Suburb Preston			
Period - From	01/01/2018	to 31/03/2018	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	lress of comparable property	Price	Date of sale
1	1/42 Garnet St PRESTON 3072	\$601,000	08/04/2018
2	9/184 Normanby Av THORNBURY 3071	\$597,000	17/03/2018
3	1/5 Spring St PRESTON 3072	\$550,000	14/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

Account - Love & Co

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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.



