

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

3/29 Holly Street, Preston Vic 3072

Indicative selling price

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

Single price \$600,000

Median sale price

Median price \$582,500

House

Unit

X

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.

	Address of comparable property	Price	Date of sale
1	1/133 Tyler St PRESTON 3072	\$600,000	08/08/2017
2	17 Donald St PRESTON 3072	\$600,000	15/07/2017
3	2/13 Kallista Ct PRESTON 3072	\$595,000	25/08/2017

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.~~



Rooms:
Property Type: Townhouse (Res)
Agent Comments

Comparable Properties

1/133 Tyler St PRESTON 3072 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 08/08/2017
Rooms: 3
Property Type: Townhouse (Res)



17 Donald St PRESTON 3072 (REI)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 85 sqm approx

2/13 Kallista Ct PRESTON 3072 (REI)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 25/08/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 165 sqm approx

Statement of Information

Single residential property located in the Melbourne metropolitan area

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Property offered for sale

Address
Including suburb and
postcode

2/29 Holly Street, Preston Vic 3072

Indicative selling price

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

Single price \$620,000

Median sale price

Median price \$582,500

House

Unit

X

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.

	Address of comparable property	Price	Date of sale
1	1/13 Kallista Ct PRESTON 3072	\$625,000	10/08/2017
2	1/133 Tyler St PRESTON 3072	\$600,000	08/08/2017
3	2/13 Kallista Ct PRESTON 3072	\$595,000	25/08/2017

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.



Rooms:
Property Type: Townhouse (Res)
Agent Comments

Comparable Properties

1/13 Kallista Ct PRESTON 3072 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 10/08/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 210 sqm approx

1/133 Tyler St PRESTON 3072 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 08/08/2017
Rooms: 3
Property Type: Townhouse (Res)

2/13 Kallista Ct PRESTON 3072 (REI)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 25/08/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 165 sqm approx