

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

141 Albert Street, Preston Vic 3072

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$930,000

House

X

Unit

Suburb Preston

Period - From 01/07/2016

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	109 Ramu Pde HEIDELBERG WEST 3081	\$710,000	25/03/2017
2	1 Ebony Pde HEIDELBERG WEST 3081	\$710,000	01/07/2017
3	316 Liberty Pde HEIDELBERG WEST 3081	\$650,000	08/04/2017

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: House

Land Size: 501 sqm approx

Agent Comments

Comparable Properties



109 Ramu Pde HEIDELBERG WEST 3081 (VG) Agent Comments

2 - -

Price: \$710,000

Method: Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 589 sqm approx



1 Ebony Pde HEIDELBERG WEST 3081 (REI) Agent Comments

2 1 1

Price: \$710,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 4

Property Type: House - Semi-detached

Land Size: 560 sqm approx



316 Liberty Pde HEIDELBERG WEST 3081 (REI/VG) Agent Comments

2 1 2

Price: \$650,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 465 sqm approx