

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 IRENE 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)

Price Range: \$920,000 to \$980,000

### Median sale price

Median price

\$990,000

House

X

Unit

Suburb

PRESTON

Period

01 January 2017 to 31 December  
2017

Source

  
pricefinder

### Comparable property sales

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
5 KENNETH ST, PRESTON, VIC 3072	*\$1,081,000	09/12/2017
3 EMERY ST, PRESTON, VIC 3072	**\$1,040,000	02/12/2017
37 WILLIAM ST, PRESTON, VIC 3072	*\$1,045,000	25/11/2017
30 YOUNG ST, PRESTON, VIC 3072	*\$967,500	18/11/2017