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

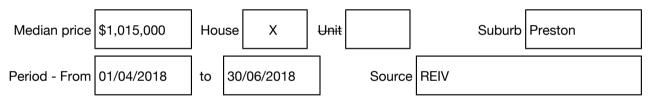
s 5 Davies Street, Preston Vic 3072 d e

Indicative selling price

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

Single price \$919,000

Median sale price



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	59 Oakover Rd PRESTON 3072	\$960,000	19/05/2018
2	5 Livingstone Pde PRESTON 3072	\$935,000	22/05/2018
3	39 Bell St COBURG 3058	\$890,000	08/09/2018

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.

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Rooms: Property Type: House (Res) Land Size: 480 sqm approx Agent Comments Indicative Selling Price \$919,000 Median House Price June quarter 2018: \$1,015,000

Comparable Properties





Price: \$890,000 Method: Auction Sale Date: 08/09/2018 Rooms: -Property Type: House (Res) Land Size: 507 sqm approx

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