

## 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

5 Davies 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)

Single price \$919,000

**Median sale price**

Median price \$1,015,000

House

X

Unit

Suburb Preston

Period - From 01/04/2018

to

30/06/2018

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.

	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.



 3  1  2

**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

### 59 Oakover Rd PRESTON 3072 (REI/VG)

Agent Comments

 3  1  2

**Price:** \$960,000

**Method:** Private Sale

**Date:** 19/05/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 464 sqm approx



### 5 Livingstone Pde PRESTON 3072 (REI/VG)

Agent Comments

 3  1  1

**Price:** \$935,000

**Method:** Private Sale

**Date:** 22/05/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 443 sqm approx



### 39 Bell St COBURG 3058 (REI)

Agent Comments

 3  1  2

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 08/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 507 sqm approx