

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

16 The Mews, Preston Vic 3072

Indicative selling price

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

Single price

\$975,000

Median sale price

Median price

\$990,000

Property Type

House

Suburb

Preston

Period - From

01/07/2020

to

30/09/2020

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 | 5 Oriley Rd COBURG 3058 | \$1,025,000 | 26/05/2020 |
| 2 | 20 Nunan St BRUNSWICK EAST 3057 | \$985,000 | 04/05/2020 |
| 3 | | | |

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.

This Statement of Information was prepared on:

29/10/2020 10:20

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Indicative Selling Price

\$975,000

Median House Price

September quarter 2020: \$990,000



 4  2  1

Property Type: House

Agent Comments

Comparable Properties



5 Oriley Rd COBURG 3058 (REI)

Agent Comments

 4  3  2

Price: \$1,025,000

Method: Private Sale

Date: 26/05/2020

Property Type: House



20 Nunan St BRUNSWICK EAST 3057 (REI)

Agent Comments

 3  2  1

Price: \$985,000

Method: Private Sale

Date: 04/05/2020

Property Type: Townhouse (Single)

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.