

Statement of Information

Single residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2a Charles Street Preston VIC 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Or range between \$950,000 & \$1,000,000

Additional entries may be included or attached as required.

Median sale price

Median price \$1,005,00

House X

Suburb Preston

Period - From Jan 2018

To Jun 2018

Source Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Address of comparable Sales	Price	Date of sale
1 31a Benambra Street, Preston	\$933,000	03/03/2018
2 43 Stott Street, Preston	\$957,500	24/03/2018
3 1/26 Mount Street, Preston	\$975,000	17/01/2018

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~