

## 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

3/21 Collins 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)

Range between \$690,000

&

\$740,000

#### Median sale price

Median price \$572,000

House

Unit

X

Suburb Preston

Period - From 01/01/2018

to

31/12/2018

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	3/84 Bruce St PRESTON 3072	\$691,000	02/03/2019
2	2/16 Swallow St PRESTON 3072	\$709,000	13/10/2018
3	2/198 Gower St PRESTON 3072	\$765,000	20/10/2018

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.

3/21 Collins Street, Preston Vic 3072



2 1 1

**Rooms:** 4

**Property Type:** Townhouse

**Land Size:** 122 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$690,000 - \$740,000

**Median Unit Price**

Year ending December 2018: \$572,000

## Comparable Properties



**3/84 Bruce St PRESTON 3072 (REI)**

**Agent Comments**

3 1 1

**Price:** \$691,000

**Method:** Auction Sale

**Date:** 02/03/2019

**Rooms:** -

**Property Type:** Townhouse (Res)



**2/16 Swallow St PRESTON 3072 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$709,000

**Method:** Private Sale

**Date:** 13/10/2018

**Rooms:** 4

**Property Type:** Townhouse (Single)



**2/198 Gower St PRESTON 3072 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$765,000

**Method:** Auction Sale

**Date:** 20/10/2018

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 135 sqm approx