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	3/21 Collins Street, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$690,000	&	\$740,000

Median sale price

Median price	\$572,000	Hou	se	Unit	Х		Suburb	Preston
Period - From	01/01/2018	to	31/12/2018		Source	REIV		

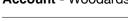
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.









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)

-3

Price: \$691.000 Method: Auction Sale Date: 02/03/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



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

-- 2





Agent Comments

Price: \$709,000 Method: Private Sale Date: 13/10/2018

Rooms: 4

Property Type: Townhouse (Single)



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





Price: \$765,000 Method: Auction Sale Date: 20/10/2018

Rooms: 5

Property Type: Townhouse (Res) Land Size: 135 sqm approx

Agent Comments

Account - Woodards | P: 03 86812729 | F: 0394821491





Generated: 11/04/2019 10:27