

## 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

1/4 Davis 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

\$609,000

#### Median sale price

Median price

\$1,010,000

House

X

Unit

Suburb

Preston

Period - From

01/04/2017

to

30/06/2017

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	1/26-28 Boldrewood Pde RESERVOIR 3073	\$579,000	10/06/2017
2	2/105 Wood St PRESTON 3072	\$595,000	17/07/2017
3	7/455 Waterdale Rd HEIDELBERG WEST 3081	\$616,000	12/08/2017

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.~~

1/4 Davis Street, Preston Vic 3072



3 2 2

**Rooms:** 4

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$609,000

**Median House Price**

June quarter 2017: \$1,010,000

## Comparable Properties



**1/26-28 Boldrewood Pde RESERVOIR 3073 (REI/VG)**

3 2 2

**Price:** \$579,000

**Method:** Auction Sale

**Date:** 10/06/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 244 sqm approx

Agent Comments

Similar accommodation, however, not as good a location. Further north in Reservoir.

**2/105 Wood St PRESTON 3072 (REI)**

2 - -

**Price:** \$595,000

**Method:** Private Sale

**Date:** 17/07/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

Agent Comments

Similar location but only 2 bedrooms.



**7/455 Waterdale Rd HEIDELBERG WEST 3081 (REI)**

3 2 1

**Price:** \$616,000

**Method:** Auction Sale

**Date:** 12/08/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)

Agent Comments

Further east than Davis St and similar accommodation.