

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 Josephine Grove, Preston Vic 3072

Indicative selling price

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

Range between

\$725,000

&

\$750,000

Median sale price

Median price

\$550,000

House

Unit

X

Suburb

Preston

Period - From

01/01/2017

to

31/12/2017

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	3 Esther St PRESTON 3072	\$723,000	16/12/2017
2	3/31 Bailey Av PRESTON 3072	\$753,000	03/03/2018
3	4/7-9 Sussex St PRESTON 3072	\$765,000	09/03/2018

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.

1/4 Josephine Grove, Preston Vic 3072



 3  2  2

Rooms: 4
Property Type: House / Unit
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
\$725,000 - \$750,000
Median Unit Price
Year ending December 2017: \$550,000

Comparable Properties



3 Esther St PRESTON 3072 (REI/VG)

Agent Comments

 2  1  1

Price: \$723,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 105 sqm approx



3/31 Bailey Av PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$753,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Unit

4/7-9 Sussex St PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$765,000
Method: Private Sale
Date: 09/03/2018
Rooms: -
Property Type: Townhouse (Res)