

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

85 Youngman Street, Preston Vic 3072

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$950,000

Median sale price

Median price

\$1,051,500

House

X

Unit

Suburb

Preston

Period - From

01/10/2017

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	122 Gilbert Rd PRESTON 3072	\$960,000	25/10/2017
2	175 Gower St PRESTON 3072	\$950,000	12/10/2017
3	85 Murray Rd PRESTON 3072	\$950,000	11/11/2017

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.



 3  1  2

Rooms:**Property Type:** House (Res)**Land Size:** 397 sqm approx

Agent Comments

Indicative Selling Price

\$950,000

Median House Price

December quarter 2017: \$1,051,500

Comparable Properties

**122 Gilbert Rd PRESTON 3072 (REI)**

Agent Comments

 2  1  1

Price: \$960,000**Method:** Private Sale**Date:** 25/10/2017**Rooms:** 3**Property Type:** House (Res)**Land Size:** 473 sqm approx**175 Gower St PRESTON 3072 (REI/VG)**

Agent Comments

 3  1  1

Price: \$950,000**Method:** Auction Sale**Date:** 12/10/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 476 sqm approx**85 Murray Rd PRESTON 3072 (REI)**

Agent Comments

 3  1  1

Price: \$950,000**Method:** Auction Sale**Date:** 11/11/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 599 sqm approx