

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

41 Taunton Avenue, Preston Vic 3072

Indicative selling price

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

Range between

\$720,000

&

\$780,000

Median sale price

Median price

\$1,015,000

House

X

Unit

Suburb

Preston

Period - From

01/04/2018

to

30/06/2018

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	691b Gilbert Rd RESERVOIR 3073	\$815,000	28/07/2018
2	53 George St PRESTON 3072	\$807,500	12/05/2018
3	18 Down St RESERVOIR 3073	\$735,000	14/04/2018

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  1  2

Rooms:
Property Type: House
 Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median House Price

June quarter 2018: \$1,015,000

Comparable Properties



691b Gilbert Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$815,000

Method: Auction Sale

Date: 28/07/2018

Rooms: 4

Property Type: House (Res)

Land Size: 507 sqm approx



53 George St PRESTON 3072 (REI/VG)

Agent Comments

 4  1  2

Price: \$807,500

Method: Auction Sale

Date: 12/05/2018

Rooms: 6

Property Type: House

Land Size: 560 sqm approx



18 Down St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$735,000

Method: Auction Sale

Date: 14/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 541 sqm approx