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	27 Seymour Street, Preston Vic 3072

Indicative selling price

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

Range between	$780,000	&	$840,000

Median sale price

Median price	$1,035,000	House	X	~~Unit~~		Suburb	Preston
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

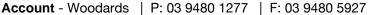## Comparable property sales (*Delete A or B below as applicable)

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	22 Booth St PRESTON 3072	$800,000	19/08/2018
2	1/32 Kitchener Gr PRESTON 3072	$780,000	19/05/2018
3	13a Stott St PRESTON 3072	$742,500	10/07/2018

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.~~

REIV   propertydata.com.au

🛏 3   🛁 1   🚗

Rooms:
Property Type: House (Res)
Land Size: 267 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $840,000
Median House Price
Year ending June 2018: $1,035,000

Comparable Properties

22 Booth St PRESTON 3072 (REI)

🛏 3   🛁 1   🚗 1

Price: $800,000
Method: Sold After Auction
Date: 19/08/2018
Rooms: -
Property Type: House (Res)

Agent Comments

1/32 Kitchener Gr PRESTON 3072 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $780,000
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: House (Res)

Agent Comments

13a Stott St PRESTON 3072 (REI/VG)

🛏 3   🛁 1   🚗 2

Price: $742,500
Method: Private Sale
Date: 10/07/2018
Rooms: 5
Property Type: House (Res)
Land Size: 237 sqm approx

Agent Comments

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