

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

12/39 Mount Pleasant Road, Preston Vic 3072

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

Range between \$720,000

&

\$790,000

Median sale price

Median price \$966,500

House

X

Unit

Suburb Preston

Period - From 01/10/2016

to

30/09/2017

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	4 Parklane Mews COBURG 3058	\$840,100	06/10/2017
2	16 Tanderum Dr COBURG 3058	\$730,000	07/10/2017
3	24 Watchtower Rd COBURG 3058	\$704,000	26/08/2017

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.



3 2 1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



4 Parklane Mews COBURG 3058 (REI)

Agent Comments

3 2 2

Price: \$840,100

Method: Sold Before Auction

Date: 06/10/2017

Rooms: -

Property Type: Townhouse (Res)



16 Tanderum Dr COBURG 3058 (REI)

Agent Comments

3 2 1

Price: \$730,000

Method: Auction Sale

Date: 07/10/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 184 sqm approx



24 Watchtower Rd COBURG 3058 (REI)

Agent Comments

3 2 2

Price: \$704,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 200 sqm approx