# 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
a

# Indicative selling price

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

Range between	\$720,000	&	\$790,000
			1

# Median sale price

Median price	\$966,500	Hou	ise	Х	Unit			Suburb	Preston
Period - From	01/10/2016	to	30/0	9/2017		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.

Ade	dress 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.

# Account - hockingstuart | P: 03 9471 1100 | F: 03 9471 4053

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# hockingstuart





Rooms: Property Type: Townhouse (Res) Agent Comments Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

Indicative Selling Price \$720,000 - \$790,000 Median House Price Year ending September 2017: \$966,500

# **Comparable Properties**



4 Parklane Mews COBURG 3058 (REI)



Price: \$840,100 Method: Sold Before Auction Date: 06/10/2017 Rooms: -Property Type: Townhouse (Res) Agent Comments



16 Tanderum Dr COBURG 3058 (REI)



Price: \$730,000 Method: Auction Sale Date: 07/10/2017 Rooms: -Property Type: Townhouse (Res)



Land Size: 184 sqm approx

Agent Comments

Agent Comments

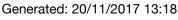


Price: \$704,000 Method: Auction Sale Date: 26/08/2017

24 Watchtower Rd COBURG 3058 (REI)

Method: Auction Sale Date: 26/08/2017 Rooms: 4 Property Type: Townhouse (Res) Land Size: 200 sqm approx

# 9471 4053 Generate



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