

Statement of Information

antonyharbor@collinssimms.com.au

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

21 Sapphire Street, Preston Vic 3072

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

Range between \$900,000 & \$950,000

Median sale priceMedian price \$1,092,500 House ☒ Unit ☐ Suburb Preston

Period - From 01/01/2018 to 31/03/2018 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	2 Hubert St PRESTON 3072	\$968,000	25/05/2018
2	4 Roseberry Av PRESTON 3072	\$960,000	20/12/2017
3	14 Sapphire St PRESTON 3072	\$932,000	26/05/2018

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.~~