

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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 | 7 Edith St PRESTON 3072 | \$895,000 | 05/04/2019 |
| 2 | 37 Bruce St PRESTON 3072 | \$855,000 | 03/11/2018 |
| 3 | 29 David St PRESTON 3072 | \$835,000 | 30/11/2018 |

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 (Res)
Land Size: 439 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
Year ending December 2018: \$994,500

Comparable Properties



7 Edith St PRESTON 3072 (REI)

Agent Comments

 3  1  1

Price: \$895,000
Method: Private Sale
Date: 05/04/2019
Rooms: -
Property Type: House
Land Size: 403 sqm approx



37 Bruce St PRESTON 3072 (REI)

Agent Comments

 3  1  1

Price: \$855,000
Method: Auction Sale
Date: 03/11/2018
Rooms: -
Property Type: House
Land Size: 435 sqm approx



29 David St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  1

Price: \$835,000
Method: Sold Before Auction
Date: 30/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 488 sqm approx