

## 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

6 Seymour Street, Preston Vic 3072

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000

&amp;

\$880,000

## Median sale price

Median price \$994,500

House

X

Unit

Suburb Preston

Period - From 01/01/2018

to

31/12/2018

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 | 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