

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Roseberry Avenue, PRESTON 3072

### Indicative selling price

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

**Single price \$1,050,000**

### Median sale price

Median **House** for **PRESTON** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$945,000**

### Comparable property sales

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 the most comparable to the property for sale.

**428 Plenty Road,**  
Preston 3072

**Price \$996,000** Sold 27 May  
2017

**26 Beauchamp Street,**  
Preston 3072

**Price \$1,100,000** Sold 27  
October 2017

**27 Pender Street,**  
Preston 3072

**Price \$980,000** Sold 22 July  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



4 beds



1 baths

### Contact agents



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