

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

5/15 Clifton Grove, Preston Vic 3072

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

Single price

\$505,000

Median sale price

Median price

\$560,000

House

Unit

X

Suburb

Preston

Period - From

01/10/2018

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	3/88 Normanby Av THORNBURY 3071	\$530,000	01/12/2018
2	3/15 Clifton Gr PRESTON 3072	\$515,000	13/12/2018
3	24/122 High St PRESTON 3072	\$510,000	13/12/2018

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.



 2
  1
  1

Rooms:
Property Type:
 Agent Comments

Indicative Selling Price

\$505,000

Median Unit Price

December quarter 2018: \$560,000

Comparable Properties



3/88 Normanby Av THORNBURY 3071 (REI/VG) Agent Comments

 2
  1
  2

Price: \$530,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: Apartment



3/15 Clifton Gr PRESTON 3072 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$515,000

Method: Private Sale

Date: 13/12/2018

Rooms: -

Property Type: Apartment



24/122 High St PRESTON 3072 (REI)

Agent Comments

 2
  1
  1

Price: \$510,000

Method: Private Sale

Date: 13/12/2018

Rooms: 3

Property Type: Apartment