

## 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

16/24 Tyler 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)

Single price \$565,000

**Median sale price**

Median price \$510,000

House

Unit

X

Suburb Preston

Period - From 01/10/2016

to 30/09/2017

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	1/66 Blake St RESERVOIR 3073	\$540,000	30/07/2017
2	3/26 Tyler St PRESTON 3072	\$505,000	03/06/2017
3	6/15-17 Chaleyer St RESERVOIR 3073	\$480,000	25/07/2017

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 1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$565,000

**Median Unit Price**  
Year ending September 2017: \$510,000

## Comparable Properties



**1/66 Blake St RESERVOIR 3073 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 30/07/2017  
**Rooms:** 4  
**Property Type:** Unit



**3/26 Tyler St PRESTON 3072 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$505,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** -  
**Property Type:** Unit



**6/15-17 Chaleyer St RESERVOIR 3073 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$480,000  
**Method:** Sold Before Auction  
**Date:** 25/07/2017  
**Rooms:** 4  
**Property Type:** Unit