#### 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

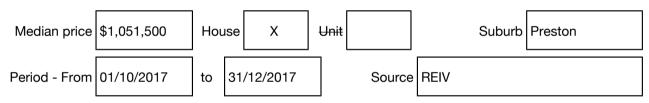
S 113 Murray Road, Preston Vic 3072
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#### Indicative selling price

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

Range between \$900,000	&	\$960,000
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#### Median sale price



#### 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.

Ado	dress of comparable property	Price	Date of sale
1	17 Ruby St PRESTON 3072	\$925,000	15/12/2017
2	85 Murray Rd PRESTON 3072	\$950,000	11/11/2017
3	52 Madeline St PRESTON 3072	\$975,000	17/03/2018

#### 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.

Account - Woodards | P: 03 9480 1277 | F: 03 9480 5927

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## woodards





Rooms: Property Type: House Land Size: 551 approx sqm approx Agent Comments

**Indicative Selling Price** \$900,000 - \$960,000 **Median House Price** December quarter 2017: \$1,051,500

### **Comparable Properties**



17 Ruby St PRESTON 3072 (REI) 3 1

Price: \$925.000 Method: Private Sale Date: 15/12/2017 Rooms: -Property Type: House Agent Comments



85 Murray Rd PRESTON 3072 (REI)



Price: \$950.000 Method: Auction Sale Date: 11/11/2017 Rooms: 4 Property Type: House (Res) Land Size: 599 sqm approx

52 Madeline St PRESTON 3072 (REI)



**6** 1

Agent Comments

Agent Comments

Price: \$975,000 Method: Auction Sale Date: 17/03/2018 Rooms: -Property Type: House (Res)

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