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## STATEMENT OF INFORMATION

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### UNIT Offered for Sale

1/18 Laurel Street Preston VIC 3072

3 1 1

### Indicative Selling Price

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

Single Price \$520,000

### Median Sale Price

\$428,500 Units in Preston between Nov 2016 - Oct 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**16/24 Tyler Street Preston VIC 3072**

3 1 1

Sold Price **\$567,000** Sold Date **31-Oct-17**

Distance **0.72km**



**1/9 Albert Street Preston VIC 3072**

2 1 1

Sold Price **\$545,000** Sold Date **09-Oct-17**

Distance **2.24km**



**1/20 Laurel Street Preston VIC 3072**

2 1 1

Sold Price **\$460,700** Sold Date **12-Aug-17**

Distance **0.05km**

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