

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					

Indicative selling price

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

Range between	\$650,000	&	\$700,000
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Median sale price

Median price	\$1,010,000	Hou	ise X	Unit		Suburb	Preston
Period - From	01/04/2017	to	30/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	2/7 Oak St PRESTON 3072	\$660,000	03/06/2017
2	1/66 Blake St RESERVOIR 3073	\$540,000	30/07/2017
3	48 Crevelli St RESERVOIR 3073	\$526,250	05/07/2017

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.

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9460 6511 0411759 111 johnpaul.m@lovere.com.au

Indicative Selling Price \$650,000 - \$700,000 **Median House Price** June quarter 2017: \$1,010,000





Comparable Properties



2/7 Oak St PRESTON 3072 (REI)





Price: \$660,000 Method: Auction Sale Date: 03/06/2017 Rooms: -

Property Type: Unit

Agent Comments



1/66 Blake St RESERVOIR 3073 (REI)







Price: \$540,000 Method: Private Sale Date: 30/07/2017

Rooms: 4

Property Type: Unit

Agent Comments



48 Crevelli St RESERVOIR 3073 (REI)

— 3





Price: \$526,250

Method: Sold Before Auction

Date: 05/07/2017 Rooms: 4

Property Type: House (Res) Land Size: 308 sqm approx

Agent Comments

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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.

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