

## 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

1/56 Eton Street, Preston Vic 3072

#### Indicative selling price

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

Range between \$650,000

&

\$700,000

#### Median sale price

Median price \$1,010,000

House

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.

	Address 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.~~

1/56 Eton Street, Preston Vic 3072



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**Indicative Selling Price**

\$650,000 - \$700,000

**Median House Price**

June quarter 2017: \$1,010,000



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**2/7 Oak St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$660,000

**Method:** Auction Sale

**Date:** 03/06/2017

**Rooms:** -

**Property Type:** Unit



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

Agent Comments



**Price:** \$540,000

**Method:** Private Sale

**Date:** 30/07/2017

**Rooms:** 4

**Property Type:** Unit



**48 Crevelli St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$526,250

**Method:** Sold Before Auction

**Date:** 05/07/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 308 sqm approx