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

2 Showers Street, Preston Vic 3072

Indicative selling price

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

Range between	\$650,000	&	\$715,000

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.

Add	dress of comparable property	Price	Date of sale
1	460 Bell St PRESTON 3072	\$693,000	02/05/2017
2	6 Adams St PRESTON 3072	\$690,000	29/04/2017
3	1/25 Inverloch St PRESTON 3072	\$674,000	17/06/2017

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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propertydata

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hockingstuart



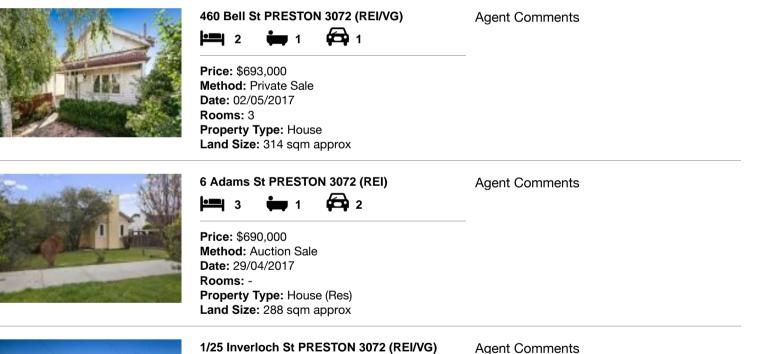


Rooms: Property Type: House Land Size: 375 sqm approx Agent Comments

Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

> **Indicative Selling Price** \$650,000 - \$715,000 **Median House Price** June guarter 2017: \$1,010,000

Comparable Properties





2 1

Agent Comments

Price: \$674,000 Method: Auction Sale Date: 17/06/2017 Rooms: 5 Property Type: House (Res) Land Size: 260 sqm approx

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