

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 priceFor 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

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	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.



2 1 2

Rooms:

Property Type: House

Land Size: 375 sqm approx

Agent Comments

Comparable Properties



460 Bell St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$693,000

Method: Private Sale

Date: 02/05/2017

Rooms: 3

Property Type: House

Land Size: 314 sqm approx



6 Adams St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$690,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 288 sqm approx



1/25 Inverloch St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$674,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 5

Property Type: House (Res)

Land Size: 260 sqm approx