#### 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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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.

## hockingstuart



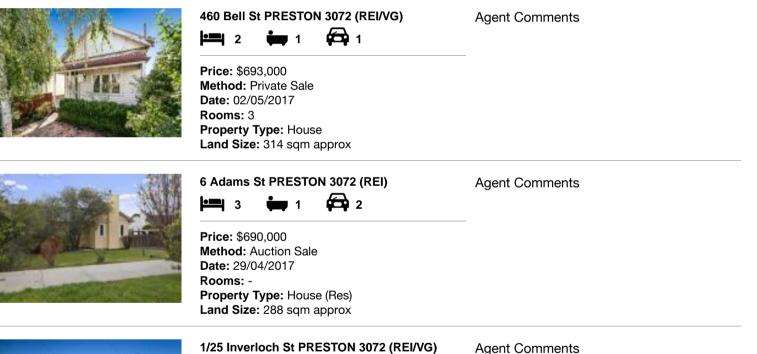


Rooms: Property Type: House Land Size: 375 sqm approx Agent Comments

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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