

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne Metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Single price \$600,000 or range between \$* — & \$* —

Median sale price

Median price \$1 Million. *House ☒ *Unit ☐ Suburb or locality Preston
Period - From Dec 16 to March 17 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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 5 Laha crescent, Preston	\$665,000	30/11/17
2 94 Crevelli Street, Reservoir	\$645,000	29/12/16
3 14 Eisenhower Street, Reservoir	\$630,000	8/12/16

OR

B* Either 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.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on: 9/5/17