# hockingstuart

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## Statement of Information Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

14 Larne Grove Preston VIC 3072

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

| Single Price                                   |             |        | or range<br>between |       | \$1,300,000 |           | \$1,350,000 |
|--|-------------|--------|---------------------|-------|-------------|-----------|-------------|
| Median sale price (*Delete house or unit as ap | plicable)   |        |                     |       |             |           |             |
| Median Price                                   | \$970,000   | *House | Х                   | *Unit |             | Suburb    | Preston     |
| Period-from                                    | 01 Oct 2017 | to 30  | Sep 20 <sup>-</sup> | 18    | Source      | Corelogic |             |

#### 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 |  |
|--------------------------------------|-------------|--------------|--|
| 10 Leonard Street Preston VIC 3072   | \$1,365,000 | 28-Apr-18    |  |
| 68 Roseberry Avenue Preston VIC 3072 | \$1,317,000 | 17-Apr-18    |  |
| 11 Larne Grove Preston VIC 3072      | \$1,262,500 | 01-Sep-18    |  |

#### 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.

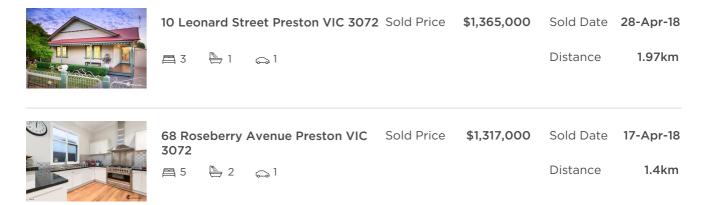
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| 11 Larne Grove Preston VIC 3072 | Sold Price | \$1,262,500 | Sold Date | 01-Sep-18 |
|---------------------------------|------------|-------------|-----------|-----------|
| 🖻 4 🖕 2 👝 1                     |            |             | Distance  | 0.06km    |

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