

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

1/1 Bailey Avenue, Preston Vic 3072

Indicative selling price

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

Single price \$449,000

Median sale price

Median price \$460,000 House Unit Suburb Preston

Period - From 01/04/2019 to 30/06/2019 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		
2		
3		

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.

Bill Kyriakopoulos

9480 2288

0419 008 008

bill.k@loverealestate.com.au

Indicative Selling Price

\$449,000

Median Unit Price

June quarter 2019: \$460,000



Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

6/15 Clifton Gr PRESTON 3072 (REI)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 08/07/2019

Rooms: -

Property Type: Townhouse (Res)

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.