

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

2/16 Hotham Street, Preston Vic 3072

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Preston

Period - From 01/01/2021 to 31/03/2021 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	2/75 Gadd St NORTHCOTE 3070	\$800,000	24/04/2021
2	1/2 Olver St PRESTON 3072	\$792,500	20/03/2021
3	3/22 Sylvester Gr PRESTON 3072	\$755,000	20/02/2021

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.~~

This Statement of Information was prepared on:

04/05/2021 11:17



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

March quarter 2021: \$705,000

Comparable Properties



2/75 Gadd St NORTHCOTE 3070 (REI)

Agent Comments

2 - -

Price: \$800,000

Method: Auction Sale

Date: 24/04/2021

Property Type: Townhouse (Res)



1/2 Olver St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$792,500

Method: Private Sale

Date: 20/03/2021

Property Type: Townhouse (Single)



3/22 Sylvester Gr PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$755,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Townhouse (Res)