

# 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

4/20 Bailey Avenue, Preston Vic 3072

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$660,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb Preston

Period - From 14/10/2018 to 13/10/2019 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	6/16 Lyonsville Av PRESTON 3072	\$680,000	07/09/2019
2	3/147 Raglan St PRESTON 3072	\$660,000	25/05/2019
3	2/28 Lyonsville Av PRESTON 3072	\$621,500	14/08/2019

**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:

14/10/2019 13:14

Bill Kyriakopoulos

9480 2288

0419 008 008

bill.k@loverealestate.com.au

**Indicative Selling Price**

\$620,000 - \$660,000

**Median Unit Price**

14/10/2018 - 13/10/2019: \$500,000



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties

6/16 Lyonsville Av PRESTON 3072 (REI)

Agent Comments

2 1 1

**Price:** \$680,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** Unit



3/147 Raglan St PRESTON 3072 (REI)

Agent Comments

2 1 1

**Price:** \$660,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Property Type:** Unit

2/28 Lyonsville Av PRESTON 3072 (REI)

Agent Comments

2 1 1

**Price:** \$621,500

**Method:** Sold Before Auction

**Date:** 14/08/2019

**Property Type:** Villa