

## 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

6 Cormac Street, Preston Vic 3072

#### Indicative selling price

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

Single price \$1,100,000

#### Median sale price

Median price \$990,000

House

X

Unit

Suburb Preston

Period - From 01/07/2017

to

30/09/2017

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	15 Alston St THORNBURY 3071	\$1,170,000	28/10/2017
2	30 Beauchamp St PRESTON 3072	\$1,165,000	28/10/2017
3	203 Tyler St PRESTON 3072	\$1,070,000	07/10/2017

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.~~



3   1   2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 688 sqm approx

Agent Comments

## Comparable Properties



**15 Alston St THORNBURY 3071 (REI)**

Agent Comments

2   1   1

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** -

**Property Type:** House (Res)



**30 Beauchamp St PRESTON 3072 (REI)**

Agent Comments

4   1   1

**Price:** \$1,165,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** -

**Property Type:** House (Res)



**203 Tyler St PRESTON 3072 (REI)**

Agent Comments

3   1   7

**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 07/10/2017

**Rooms:** -

**Property Type:** House (Res)