

### 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

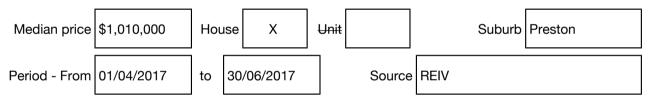
501 Bell Street, Preston Vic 3072

#### Indicative selling price

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

Single price \$640,000

#### Median sale price



#### 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                              | 10/4 Austral Av PRESTON 3072 | \$645,000 | 03/06/2017   |
| 2                              | 2/853 High St PRESTON 3072   | \$610,000 | 22/04/2017   |
| 3                              | 4/17 Park Av PRESTON 3072    | \$600,000 | 16/08/2017   |

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.

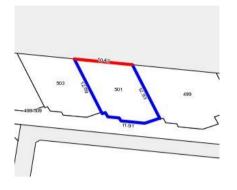
#### Account - Love Real Estate

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$640,000 Median House Price June quarter 2017: \$1,010,000

## **Comparable Properties**



10/4 Austral Av PRESTON 3072 (REI)

Price: \$645,000 Method: Auction Sale Date: 03/06/2017 Rooms: -Property Type: Townhouse (Res) Agent Comments



2/853 High St PRESTON 3072 (REI)

Agent Comments



Price: \$610,000 Method: Auction Sale Date: 22/04/2017 Rooms: 4 Property Type: Townhouse (Res)



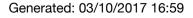
4/17 Park Av PRESTON 3072 (REI)



Price: \$600,000 Method: Private Sale Date: 16/08/2017 Rooms: -Property Type: Townhouse (Res) Agent Comments

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