

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 1/16 Nichol Street, Preston, Vic, 3072

Indicative selling price

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

Price Range \$850,000 - \$900,000

Median sale price

Median price \$1,010,000

*House

☒

*Unit

☐

Suburb Preston

Period - From 01 MARCH 18 to 30 JUNE 18

Source REIV

Comparable property sales

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
27 ARONDALE ROAD, PRESTON, VIC, 3072	\$900,000	19 MAY 2018
28 KENNETH STREET, PRESTON, VIC, 3072	\$860,000	24 MAY 2018
20 SOUTH STREET, PRESTON, VIC, 3072	\$865,000	26 MAY 2018

OR

~~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.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~