

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

3 Junction Street, Preston Vic 3072

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$970,000

House

X

Unit

Suburb Preston

Period - From 01/04/2018

to 31/03/2019

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	14 Larne Gr PRESTON 3072	\$1,370,000	17/11/2018
2	3 Isaacs St PRESTON 3072	\$1,250,000	15/06/2019
3	15 Leicester St PRESTON 3072	\$1,200,000	29/06/2019

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.



Rooms:

Property Type: House

Land Size: 496.713 sqm approx

Agent Comments

Comparable Properties



14 Larne Gr PRESTON 3072 (REI)

Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 485 sqm approx



3 Isaacs St PRESTON 3072 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 15/06/2019

Rooms: 6

Property Type: House (Res)

Land Size: 571 sqm approx

15 Leicester St PRESTON 3072 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 29/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 578 sqm approx