

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	1/17 Park Avenue, Preston Vic 3072
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Indicative selling price

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

Range between	\$600,000	&	\$650,000
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Median sale price

Median price	\$582,500	House		Unit	X	Suburb	Preston
Period - From	01/04/2017	to	30/06/2017	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	1/33 Spring St PRESTON 3072	\$650,000	15/07/2017
2	2/2 Walter St PRESTON 3072	\$618,000	18/02/2017
3	6/3 Bond St PRESTON 3072	\$610,000	18/02/2017

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.

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

June quarter 2017: \$582,500



 2  1  1

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



1/33 Spring St PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$650,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 4

Property Type: Townhouse (Res)

2/2 Walter St PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$618,000

Method: Private Sale

Date: 18/02/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 140 sqm approx



6/3 Bond St PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$610,000

Method: Private Sale

Date: 18/02/2017

Rooms: 3

Property Type: Townhouse (Res)