

George Metax 9478 6344 0407 661 615 gmetax@barryplant.com.au

### 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

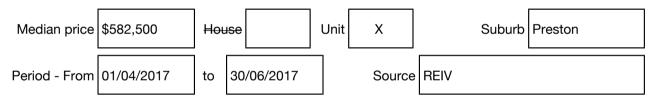
#### Indicative selling price

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

Range between \$330,000

&

#### Median sale price



\$363.000

#### 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	112/43-65 High St PRESTON 3072	\$325,000	14/03/2017
2	8/43-65 High St PRESTON 3072	\$348,000	13/05/2017
3	206/43-65 High St PRESTON 3072	\$354,000	25/03/2017

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 - Barry Plant | P: 94786344 | F: 94710353

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#### Generated: 09/08/2017 15:27

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:** Agent Comments

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**Indicative Selling Price** \$330,000 - \$363,000 **Median Unit Price** June quarter 2017: \$582,500

## **Comparable Properties**



112/43-65 High St PRESTON 3072 (REI)



Price: \$325,000 Method: Private Sale Date: 14/03/2017 Rooms: -Property Type: Apartment Agent Comments

Agent Comments



**6** 1 1 Price: \$348,000

8/43-65 High St PRESTON 3072 (REI)





Method: Auction Sale

206/43-65 High St PRESTON 3072 (REI)



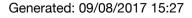
Agent Comments

Price: \$354,000

Method: Auction Sale Date: 25/03/2017 Rooms: 2 Property Type: Apartment

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