

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 &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	1/103 Bruce St PRESTON 3072	\$965,000	01/07/2017
2	110 Raglan St PRESTON 3072	\$880,000	13/05/2017
3	72d Oakover Rd PRESTON 3072	\$875,000	24/06/2017

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.

Luke Brizzi

9489 9422

0417 324 339

lukebrizzi@mcgrath.com.au

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

June quarter 2017: \$1,010,000



3 2 2

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



1/103 Bruce St PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$965,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 5

Property Type: Townhouse (Res)



110 Raglan St PRESTON 3072 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 242 sqm approx



72d Oakover Rd PRESTON 3072 (REI)

Agent Comments

3 2 3

Price: \$875,000

Method: Auction Sale

Date: 24/06/2017

Rooms: -

Property Type: Townhouse (Res)