

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	16/24 Tyler Street, Preston Vic 3072
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Indicative selling price

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

Range between	\$500,000	&	\$550,000
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Median sale price

Median price	\$512,000	House		Unit	X	Suburb	Preston
Period - From	01/07/2016	to	30/06/2017	Source	REIV		

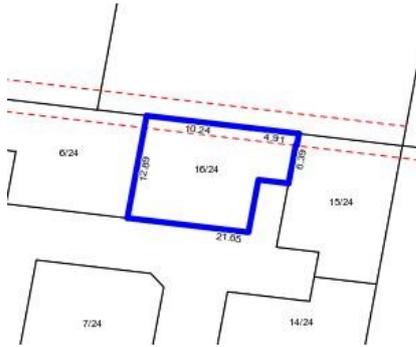
Comparable property sales (*Delete A or B below as applicable)

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	1/66 Blake St RESERVOIR 3073	\$540,000	30/07/2017
2	3/26 Tyler St PRESTON 3072	\$505,000	03/06/2017
3	1/26 Tyler St PRESTON 3072	\$492,000	29/04/2017

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending June 2017: \$512,000

Comparable Properties



1/66 Blake St RESERVOIR 3073 (REI)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 30/07/2017
Rooms: 4
Property Type: Unit



3/26 Tyler St PRESTON 3072 (REI/VG)

Agent Comments



2 bedroom

Price: \$505,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: Unit



1/26 Tyler St PRESTON 3072 (REI/VG)

Agent Comments



2 bedroom

Price: \$492,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: Unit
Land Size: 192 sqm approx