

## 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  
21 Emerald Street, Preston Vic 3072

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$745,000 & \$790,000

#### Median sale price

Median price \$1,010,000 House X Unit 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	359 Bell St BELLFIELD 3081	\$800,000	26/06/2017
2	76 Murray Rd PRESTON 3072	\$777,500	07/06/2017
3	125 Albert St PRESTON 3072	\$770,000	13/05/2017

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:**  
Agent Comments

**Indicative Selling Price**  
\$745,000 - \$790,000  
**Median House Price**  
June quarter 2017: \$1,010,000

## Comparable Properties



359 Bell St BELLFIELD 3081 (REI)

Agent Comments



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 26/06/2017  
**Rooms:** -  
**Property Type:** House (Res)



76 Murray Rd PRESTON 3072 (REI)

Agent Comments



**Price:** \$777,500  
**Method:** Sold Before Auction  
**Date:** 07/06/2017  
**Rooms:** -  
**Property Type:** House

125 Albert St PRESTON 3072 (REI)

Agent Comments



**Price:** \$770,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 494 sqm approx