

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

376 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$966,500

House

X

Unit

Suburb Preston

Period - From 01/10/2016

to

30/09/2017

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	16 David St PRESTON 3072	\$1,220,000	16/10/2017
2	31 Belgrove St PRESTON 3072	\$1,200,000	17/08/2017
3	20 Hill Gr PRESTON 3072	\$1,165,000	19/11/2017

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

\$1,150,000 - \$1,250,000

Median House Price

Year ending September 2017: \$966,500



 2  2  1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



16 David St PRESTON 3072 (REI)

Agent Comments

 3  1  2

Price: \$1,220,000

Method: Sold Before Auction

Date: 16/10/2017

Rooms: -

Property Type: House (Res)



31 Belgrove St PRESTON 3072 (REI)

Agent Comments

 2  1  1

Price: \$1,200,000

Method: Private Sale

Date: 17/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 723 sqm approx



20 Hill Gr PRESTON 3072 (REI)

Agent Comments

 4  1  3

Price: \$1,165,000

Method: Auction Sale

Date: 19/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 510 sqm approx