

## 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	29 Cooper 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  &

#### 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	428 Plenty Rd PRESTON 3072	\$996,000	27/05/2017
2	11 Tasman St PRESTON 3072	\$980,000	08/04/2017
3	38 Spring St PRESTON 3072	\$947,500	09/09/2017

**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:** House  
**Land Size:** 600 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending June 2017: \$930,000

## Comparable Properties



**428 Plenty Rd PRESTON 3072 (REI)**

**Agent Comments**



**Price:** \$996,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx

**11 Tasman St PRESTON 3072 (REI/VG)**

**Agent Comments**



**Price:** \$980,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**38 Spring St PRESTON 3072 (REI)**

**Agent Comments**



**Price:** \$947,500  
**Method:** Auction Sale  
**Date:** 09/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx