

Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	105/1 High Street, Preston Vic 3072
Including suburb and	
postcode	

#### Indicative selling price

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

Single price	\$310,000
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#### Median sale price

Median price	\$550,000	Hou	se	Unit	Х	Suburb	Preston
Period - From	01/01/2017	to	31/12/2017		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.

Add	dress of comparable property	Price	Date of sale
1	310/2-10 Plenty Rd PRESTON 3072	\$319,000	12/09/2017
2	211/2-10 Plenty Rd PRESTON 3072	\$319,000	07/12/2017
3	3.08/5-9 Blanch St PRESTON 3072	\$300,960	07/08/2017

#### 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 \$310,000 Median Unit Price

Year ending December 2017: \$550,000



Agent Comments



### Comparable Properties



310/2-10 Plenty Rd PRESTON 3072 (REI/VG)

**4** 1 **4** 

Price: \$319,000 Method: Private Sale Date: 12/09/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 



211/2-10 Plenty Rd PRESTON 3072 (REI)

**4** 1

Price: \$319,000 Method: Private Sale Date: 07/12/2017

Rooms: -

Property Type: Apartment

Agent Comments



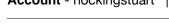
3.08/5-9 Blanch St PRESTON 3072 (REI)

**1** 1

Price: \$300,960 Method: Private Sale Date: 07/08/2017 Rooms: 3

Property Type: Apartment

Agent Comments



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