

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 105/1 High Street, Preston Vic 3072

Indicative selling price

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

Single price \$310,000

Median sale price

Median price \$550,000 House Unit X 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.

	Address 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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$319,000

Method: Private Sale

Date: 12/09/2017

Rooms: -

Property Type: Apartment



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

Agent Comments



Price: \$319,000

Method: Private Sale

Date: 07/12/2017

Rooms: -

Property Type: Apartment



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

Agent Comments



Price: \$300,960

Method: Private Sale

Date: 07/08/2017

Rooms: 3

Property Type: Apartment