

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode
2/14 Mihil Street, Preston Vic 3072**Indicative selling price**

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$582,500 House Unit X 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	2/177 Bell St PRESTON 3072	\$893,000	01/04/2017
2	72d Oakover Rd PRESTON 3072	\$875,000	24/06/2017
3	4/21-23 Collins St THORNBURY 3071	\$870,000	29/04/2017

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.

Nigel Harry

03 9403 9300

0412 464 116

nigelharry@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

June quarter 2017: \$582,500



 3
  2
  2

Rooms: 4**Property Type:** Townhouse**Land Size:** 122 sqm approx**Agent Comments**

Situated near the Thornbury border, this young, three bedroom, two bathroom double storey home presents as new, sure to delight astute market entrants, investors and professionals. Lifestyle advantages and innovative function enhance contemporary design.

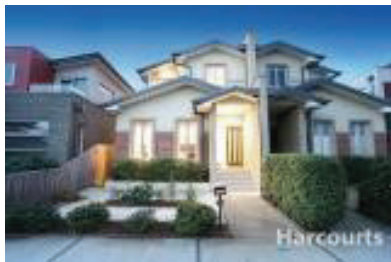
Comparable Properties

**2/177 Bell St PRESTON 3072 (REI/VG)**

 3
  2
  2

Price: \$893,000**Method:** Auction Sale**Date:** 01/04/2017**Rooms:** 5**Property Type:** Townhouse (Res)**Land Size:** 203 sqm approx**Agent Comments**

Similar age and style of property finished to a comparable standard. Slightly larger in size but situated on a very busy road.

**72d Oakover Rd PRESTON 3072 (REI)**

 3
  2
  3

Price: \$875,000**Method:** Auction Sale**Date:** 24/06/2017**Rooms:** -**Property Type:** Townhouse (Res)**Agent Comments**

Similar in its contemporary style and finishes, but built a few years back. Comparable in size, featuring its own street frontage and a double garage.

4/21-23 Collins St THORNBURY 3071 (REI)

 2
  1
  1

Price: \$870,000**Method:** Auction Sale**Date:** 29/04/2017**Rooms:** -**Property Type:** Townhouse (Res)**Agent Comments**

Approximately three years old, similar in style but not finished to the same high standard of 2/14 Mihil Street. Superior Thornbury location but situated at the back of a larger development of six townhouses.