

## 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<br>Including suburb and<br>postcode | 9 Wymbir Avenue, 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 | \$890,000 | & | \$950,000 |
|---------------|-----------|---|-----------|

#### Median sale price

|               |            |       |            |        |      |        |         |
|---------------|------------|-------|------------|--------|------|--------|---------|
| Median price  | \$990,000  | House | X          | Unit   |      | Suburb | Preston |
| Period - From | 01/07/2017 | 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 | 85 Murray Rd PRESTON 3072      | \$950,000 | 11/11/2017   |
| 2 | 30 Regent St PRESTON 3072      | \$932,000 | 18/06/2017   |
| 3 | 74 Beauchamp St PRESTON 3072   | \$906,200 | 19/08/2017   |

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**

\$890,000 - \$950,000

**Median House Price**

September quarter 2017: \$990,000



3   1   2

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**85 Murray Rd PRESTON 3072 (REI)**

3   1   1

Agent Comments

Smaller Land Size

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 11/11/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 599 sqm approx



**30 Regent St PRESTON 3072 (VG)**

2   -   -

Agent Comments

Similar Land Size

**Price:** \$932,000

**Method:** Sale

**Date:** 18/06/2017

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 795 sqm approx



**74 Beauchamp St PRESTON 3072 (REI)**

2   1   1

Agent Comments

Smaller Land Size

**Price:** \$906,200

**Method:** Auction Sale

**Date:** 19/08/2017

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 406 sqm approx