## McGrath

Anthony De lesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

#### 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

code

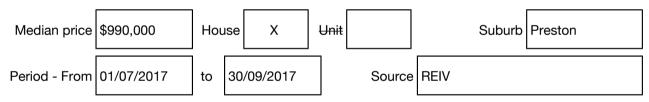
9 Wymbir Avenue, Preston Vic 3072

#### Indicative selling price

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

Range between	\$890,000	&	\$950,000

#### Median sale price



#### 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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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: House (Res) Agent Comments Anthony De lesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

Indicative Selling Price \$890,000 - \$950,000 Median House Price September quarter 2017: \$990,000

### **Comparable Properties**

State Market	85 Murray Rd PRESTON 3072 (REI) 3 1 1 1 Price: \$950,000 Method: Auction Sale Date: 11/11/2017 Rooms: 4 Property Type: House (Res) Land Size: 599 sqm approx	Agent Comments Smaller Land Size
	30 Regent St PRESTON 3072 (VG) 2	Agent Comments Similar Land Size
	74 Beauchamp St PRESTON 3072 (REI) 2 1 1 1 Price: \$906,200 Method: Auction Sale Date: 19/08/2017 Rooms: 3 Property Type: House (Res) Land Size: 406 sqm approx	Agent Comments Smaller Land Size

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