

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	21 Birch Street, Preston Vic 3072
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Indicative selling price

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

Single price	\$1,350,000
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Median sale price

Median price	\$1,051,500	House	X	Unit		Suburb	Preston
Period - From	01/10/2017	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	6 Clara St PRESTON 3072	\$1,395,000	11/11/2017
2	23 Symons St PRESTON 3072	\$1,380,000	25/11/2017
3	57 Robeson St PRESTON 3072	\$1,336,000	28/10/2017

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

\$1,350,000

Median House Price

December quarter 2017: \$1,051,500



4 2 4

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



6 Clara St PRESTON 3072 (REI/VG)

Agent Comments

4 1 2

Price: \$1,395,000

Method: Auction Sale

Date: 11/11/2017

Rooms: -

Property Type: House (Res)



23 Symons St PRESTON 3072 (REI)

Agent Comments

4 2 2

Price: \$1,380,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 650 sqm approx



57 Robeson St PRESTON 3072 (REI/VG)

Agent Comments

3 1 2

Price: \$1,336,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 465 sqm approx