

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	23 Hawker Avenue, Preston Vic 3072

Indicative selling price

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

Single price \$850,000

Median sale price

Median price	\$1,010,000	Hou	ise X	Unit		Suburb	Preston
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

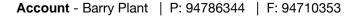
Comparable property sales (*Delete A or B below as applicable)

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 3/16 Swallow St PRESTON 3072 \$821,000 19/07/2017 3 1/11-13 Olive St RESERVOIR 3073 \$800,000 05/08/2017

OR

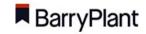
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Property Type: House (Res) Land Size: 556 sqm approx

Agent Comments

Indicative Selling Price \$850,000 **Median House Price** June quarter 2017: \$1,010,000

Comparable Properties



2/177 Bell St PRESTON 3072 (REI)



Price: \$893,000 Method: Auction Sale Date: 01/04/2017 Rooms: 5

Property Type: Townhouse (Res) Land Size: 203 sqm approx

Agent Comments

3/16 Swallow St PRESTON 3072 (REI)

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Price: \$821,000 Method: Private Sale Date: 19/07/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



1/11-13 Olive St RESERVOIR 3073 (REI)



Price: \$800,000 Method: Auction Sale Date: 05/08/2017

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

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