

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 590 Murray Road, Preston Vic 3072

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$510,000 House Unit X Suburb Preston

Period - From 01/10/2016 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 | 2/27 Horton St RESERVOIR 3073 | \$710,000 | 15/07/2017 |
| 2 | 10/397 Murray Rd PRESTON 3072 | \$695,000 | 29/09/2017 |
| 3 | 7/33 Cramer St PRESTON 3072 | \$665,000 | 25/11/2017 |

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.



2 2 1

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

Year ending September 2017: \$510,000

Comparable Properties

2/27 Horton St RESERVOIR 3073 (REI/VG)

Agent Comments

2 2 1

Price: \$710,000

Method: Auction Sale

Date: 15/07/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 125 sqm approx



10/397 Murray Rd PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$695,000

Method: Private Sale

Date: 29/09/2017

Rooms: 4

Property Type: Townhouse (Res)



7/33 Cramer St PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$665,000

Method: Auction Sale

Date: 25/11/2017

Rooms: -

Property Type: Townhouse (Res)