

John Petsinis 9471 1100 0402611939 ipetsinis@hockingstuart.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		590 Murray Road, Preston Vic 3072								
Indicative sellin	ng price	е								
For the meaning of	of this pr	rice see	consu	umer.vic.gov.a	u/unde	rquoting				
Range between \$650,		,000		&		\$715,000				
Median sale pri	ce									
Median price \$	510,000	0	Hous	se	Unit	Х		Suburb	Preston	
Period - From 0	1/10/20	116	to [30/00/2017]	Source	REIV			

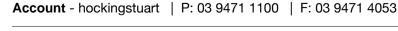
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







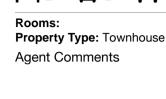
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Indicative Selling Price \$650,000 - \$715,000 **Median Unit Price** Year ending September 2017: \$510,000

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Comparable Properties

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

-2

Price: \$710,000 Method: Auction Sale Date: 15/07/2017 Rooms: -

Property Type: Townhouse (Res) Land Size: 125 sqm approx

Agent Comments



10/397 Murray Rd PRESTON 3072 (REI)

-2

Price: \$695.000 Method: Private Sale Date: 29/09/2017 Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



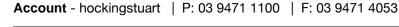
7/33 Cramer St PRESTON 3072 (REI)

-2

Price: \$665,000 Method: Auction Sale Date: 25/11/2017 Rooms: -

Property Type: Townhouse (Res)

Agent Comments







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