

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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		
3		

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.



 4  1  4

Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2018: \$1,015,000

Comparable Properties



2 Herbert St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,172,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 495 sqm approx



150 Cramer St PRESTON 3072 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 13/07/2018

Rooms: 6

Property Type: House

Land Size: 590 sqm approx

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.