

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

31 Scotia Street, Preston Vic 3072

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,017,500

House

X

Unit

Suburb

Preston

Period - From

01/01/2017

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	181 Hutton St THORNBURY 3071	\$1,087,000	29/12/2017
2	37 William St PRESTON 3072	\$1,045,000	25/11/2017
3	11 Jackman St PRESTON 3072	\$1,001,000	19/08/2017

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.



 3  1  1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2017: \$1,017,500

Comparable Properties



181 Hutton St THORNBURY 3071 (REI)

Agent Comments

 3  1  1

Price: \$1,087,000
Method: Private Sale
Date: 29/12/2017
Rooms: -
Property Type: House
Land Size: 482 sqm approx



37 William St PRESTON 3072 (REI)

Agent Comments

 3  1  2

Price: \$1,045,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 449 sqm approx



11 Jackman St PRESTON 3072 (REI)

Agent Comments

 3  1  2

Price: \$1,001,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)