hockingstuart

Ree Chettri 9190 9988 0401 803 632

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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

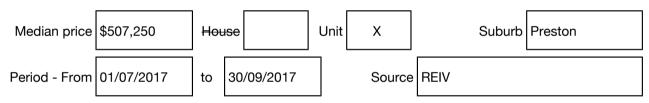
131/100 Plenty Road, Preston Vic 3072

Indicative selling price

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

Range between	\$370,000	&	\$380,000

Median sale price



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	2.16/100 Plenty Rd PRESTON 3072	\$399,000	09/12/2017
2	205/100 Plenty Rd PRESTON 3072	\$369,000	23/08/2017
3	220/100 Plenty Rd PRESTON 3072	\$355,000	15/11/2017

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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Rooms: 3 Property Type: Strata Unit/Flat Land Size: 65 sqm approx Agent Comments

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Indicative Selling Price \$370,000 - \$380,000 **Median Unit Price** September guarter 2017: \$507,250

Comparable Properties





Date: 23/08/2017 Rooms: -Property Type: Apartment



Price: \$355,000 Method: Private Sale Date: 15/11/2017 Rooms: -Property Type: Apartment This is a 1 bedroom apartment, mine is 2 bed

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propertydata

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