

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
48 Kathleen Street, Preston Vic 3072

Indicative selling price

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

Range between \$670,000 & \$710,000

Median sale price

Median price \$580,000 House Unit X Suburb Preston

Period - From 01/04/2017 to 31/03/2018 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	7b Robinson Rd RESERVOIR 3073	\$725,000	12/05/2018
2	128e Raglan St PRESTON 3072	\$710,000	19/05/2018
3	51a Nisbett St RESERVOIR 3073	\$696,000	01/05/2018

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 1 2

Rooms: 4
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$670,000 - \$710,000
Median Unit Price
Year ending March 2018: \$580,000

Comparable Properties



7b Robinson Rd RESERVOIR 3073 (REI)

Agent Comments

3 3 2

Price: \$725,000
Method: Private Sale
Date: 12/05/2018
Rooms: 6
Property Type: Townhouse (Res)



128e Raglan St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$710,000
Method: Private Sale
Date: 19/05/2018
Rooms: -
Property Type: Townhouse (Single)



51a Nisbett St RESERVOIR 3073 (REI)

Agent Comments

3 2 1

Price: \$696,000
Method: Private Sale
Date: 01/05/2018
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 238 sqm approx