

## 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

1-3/43 Victoria Street, Preston Vic 3072

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$880,000

#### Median sale price

Median price

\$1,010,000

House

X

Unit

Suburb

Preston

Period - From

01/04/2017

to

30/06/2017

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	3/16 Swallow St PRESTON 3072	\$821,000	19/07/2017
2	3a Carlisle St PRESTON 3072	\$808,000	01/06/2017
3	3/56 Newcastle St PRESTON 3072	\$760,000	15/07/2017

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.



**Rooms:**

**Property Type:** Townhouse

Agent Comments

## Comparable Properties

**3/16 Swallow St PRESTON 3072 (REI)**



Agent Comments

Extra bedroom and carspace

**Price:** \$821,000

**Method:** Private Sale

**Date:** 19/07/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**3a Carlisle St PRESTON 3072 (REI/VG)**



Agent Comments

Extra bedroom, bathroom and carspace

**Price:** \$808,000

**Method:** Sold Before Auction

**Date:** 01/06/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**3/56 Newcastle St PRESTON 3072 (REI)**



Agent Comments

**Price:** \$760,000

**Method:** Auction Sale

**Date:** 15/07/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

