

Anthony De lesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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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

Range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$1,010,000	Hou	ise 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.

Ad	dress 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.

Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614



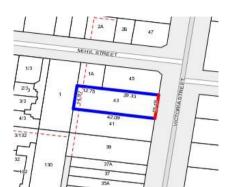


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Indicative Selling Price \$800,000 - \$880,000 **Median House Price** June quarter 2017: \$1,010,000



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)

=3



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)



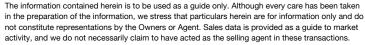
Price: \$760.000 Method: Auction Sale Date: 15/07/2017 Rooms: -

Property Type: Townhouse (Res)

Agent Comments



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