

## 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	23 Hawker Avenue, Preston Vic 3072
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#### Indicative selling price

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

Single price

#### Median sale price

Median price	<input type="text" value="\$1,010,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Preston"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	2/177 Bell St PRESTON 3072	\$893,000	01/04/2017
2	3/16 Swallow St PRESTON 3072	\$821,000	19/07/2017
3	1/11-13 Olive St RESERVOIR 3073	\$800,000	05/08/2017

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 (Res)  
**Land Size:** 556 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$850,000  
**Median House Price**  
June quarter 2017: \$1,010,000

## Comparable Properties



2/177 Bell St PRESTON 3072 (REI)

Agent Comments

3   2   2

**Price:** \$893,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 203 sqm approx

3/16 Swallow St PRESTON 3072 (REI)

Agent Comments

3   2   2

**Price:** \$821,000  
**Method:** Private Sale  
**Date:** 19/07/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



1/11-13 Olive St RESERVOIR 3073 (REI)

Agent Comments

3   2   2

**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 05/08/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)