

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

17 Hawking Street, Preston Vic 3072

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price

Median price \$994,500

House

X

Unit

Suburb Preston

Period - From 01/01/2018

to 31/12/2018

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	41 Taunton Av PRESTON 3072	\$805,000	06/10/2018
2	38 Eton St PRESTON 3072	\$775,000	15/12/2018
3	8 Kenneth St PRESTON 3072	\$715,000	07/01/2019

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: House
Land Size: 470 sqm approx
Agent Comments

Indicative Selling Price
 \$720,000 - \$790,000
Median House Price
 Year ending December 2018: \$994,500

Comparable Properties



41 Taunton Av PRESTON 3072 (REI)

Agent Comments



Price: \$805,000
Method: Auction Sale
Date: 06/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 510 sqm approx



38 Eton St PRESTON 3072 (REI)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 15/12/2018
Rooms: 4
Property Type: House
Land Size: 697 sqm approx



8 Kenneth St PRESTON 3072 (REI)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 07/01/2019
Rooms: -
Property Type: House