

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

2/5 Oak Street, Preston Vic 3072

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$550,000

House

Unit

X

Suburb Preston

Period - From 01/01/2017

to

31/12/2017

Source REIV

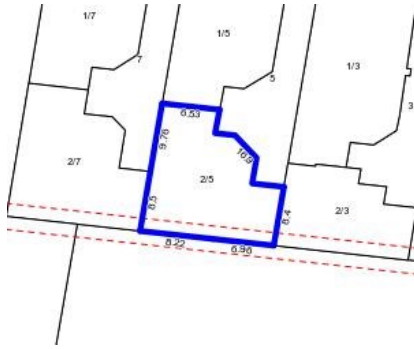
Comparable property sales (*Delete A or B below as applicable)

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	4/13-15 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$582,000	23/12/2017
2	16/24 Tyler St PRESTON 3072	\$567,000	31/10/2017
3	1/5 Oak St PRESTON 3072	\$513,000	16/12/2017

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
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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

Year ending December 2017: \$550,000

Comparable Properties



4/13-15 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

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 2

Price: \$582,000

Method: Private Sale

Date: 23/12/2017

Rooms: 4

Property Type: Unit



16/24 Tyler St PRESTON 3072 (REI)

Agent Comments

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Price: \$567,000

Method: Private Sale

Date: 31/10/2017

Rooms: 4

Property Type: Unit



1/5 Oak St PRESTON 3072 (REI)

Agent Comments

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 1

Price: \$513,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: Unit