

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	3/78 Wood Street, Preston Vic 3072
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Indicative selling price

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

Range between	\$530,000	&	\$580,000
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Median sale price

Median price	\$600,000	House		Unit	X	Suburb	Preston
Period - From	01/04/2018	to	30/06/2018	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	26 Kerang Av RESERVOIR 3073	\$586,000	04/06/2018
2	2e Kyneton Av RESERVOIR 3073	\$570,000	04/06/2018
3	2.6/425 Plenty Rd PRESTON 3072	\$532,000	10/07/2018

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.



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Rooms:
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$530,000 - \$580,000
Median Unit Price
 June quarter 2018: \$600,000

Comparable Properties



26 Kerang Av RESERVOIR 3073 (REI)

Agent Comments

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Price: \$586,000
Method: Private Sale
Date: 04/06/2018
Rooms: -
Property Type: Unit



2e Kyneton Av RESERVOIR 3073 (REI)

Agent Comments

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Price: \$570,000
Method: Sold After Auction
Date: 04/06/2018
Rooms: -
Property Type: Townhouse (Single)

2.6/425 Plenty Rd PRESTON 3072 (REI)

Agent Comments

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Price: \$532,000
Method: Private Sale
Date: 10/07/2018
Rooms: -
Property Type: Apartment