

## 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	1/5 Oak Street, 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)

Range between	\$480,000	&	\$528,000
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#### Median sale price

Median price	\$507,250	House		Unit	X	Suburb	Preston
Period - From	01/07/2017	to	30/09/2017	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	1/16 Elm St PRESTON 3072	\$599,000	13/09/2017
2	16/24 Tyler St PRESTON 3072	\$567,000	31/10/2017
3	1/66 Blake St RESERVOIR 3073	\$540,000	30/07/2017

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.



 3    1    1

**Rooms:**  
**Property Type:** Unit  
 Agent Comments

**Indicative Selling Price**  
 \$480,000 - \$528,000  
**Median Unit Price**  
 September quarter 2017: \$507,250

The quote price has been taken into consideration due to the subject property being in an inferior condition compared to the properties that have sold around the area.

## Comparable Properties



1/16 Elm St PRESTON 3072 (REI)

Agent Comments

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**Price:** \$599,000  
**Method:** Private Sale  
**Date:** 13/09/2017  
**Rooms:** -  
**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



1/66 Blake St RESERVOIR 3073 (REI)

Agent Comments

 3    1    2

**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 30/07/2017  
**Rooms:** 4  
**Property Type:** Unit