

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 91 St Georges Road, Preston Vic 3072

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$1,026,500 House X Unit Suburb Preston

Period - From 01/10/2017 to 30/09/2018 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 | 1 Stafford St PRESTON 3072 | \$1,250,000 | 27/10/2018 |
| 2 | 40 Victoria St PRESTON 3072 | \$1,100,000 | 15/10/2018 |
| 3 | 6 Esmond St PRESTON 3072 | \$1,025,000 | 20/10/2018 |

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



1 Stafford St PRESTON 3072 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 500 sqm approx



40 Victoria St PRESTON 3072 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 15/10/2018

Rooms: -

Property Type: House (Res)



6 Esmond St PRESTON 3072 (REI)

Agent Comments



Price: \$1,025,000

Method: Auction Sale

Date: 20/10/2018

Rooms: -

Property Type: House (Res)