

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

1/22 Furzer Street, Preston Vic 3072

Indicative selling price

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

Single price \$820,000

Median sale price

Median price \$915,000

Property Type House

Suburb Preston

Period - From 09/10/2018

to 08/10/2019

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	9b Haig St RESERVOIR 3073	\$840,000	17/06/2019
2	9a Haig St RESERVOIR 3073	\$802,000	12/05/2019
3	5/25-27 Jacka St PRESTON 3072	\$784,000	01/06/2019

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.~~

This Statement of Information was prepared on:

09/10/2019 10:00



 3  2  1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



9b Haig St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$840,000

Method: Private Sale

Date: 17/06/2019

Rooms: 5

Property Type: Townhouse (Res)



9a Haig St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  1

Price: \$802,000

Method: Private Sale

Date: 12/05/2019

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 169 sqm approx



5/25-27 Jacka St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  1

Price: \$784,000

Method: Auction Sale

Date: 01/06/2019

Property Type: Townhouse (Res)