

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

3/70 Bruce Street, Preston Vic 3072

Indicative selling price

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

Range between

\$290,000

&

\$319,000

Median sale price

Median price

\$580,000

House

Unit

X

Suburb

Preston

Period - From

01/04/2017

to

31/03/2018

Source

REIV

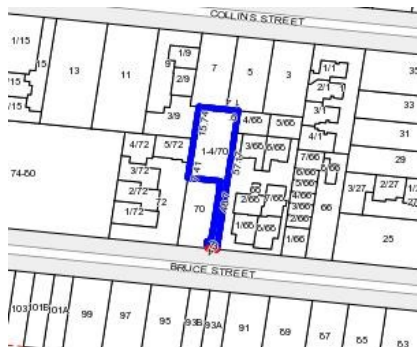
Comparable property sales (*Delete A or B below as applicable)

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	12/4-6 Sheffield St PRESTON 3072	\$325,000	29/12/2017
2	9/4 Spring St PRESTON 3072	\$323,500	04/11/2017
3	211/2-10 Plenty Rd PRESTON 3072	\$319,000	07/12/2017

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$290,000 - \$319,000
Median Unit Price
Year ending March 2018: \$580,000

Comparable Properties



12/4-6 Sheffield St PRESTON 3072 (REI/VG) [Agent Comments](#)



Price: \$325,000
Method: Private Sale
Date: 29/12/2017
Rooms: 2
Property Type: Apartment



9/4 Spring St PRESTON 3072 (REI/VG) [Agent Comments](#)



Price: \$323,500
Method: Sold Before Auction
Date: 04/11/2017
Rooms: -
Property Type: Apartment



211/2-10 Plenty Rd PRESTON 3072 (REI/VG) [Agent Comments](#)



Price: \$319,000
Method: Private Sale
Date: 07/12/2017
Rooms: -
Property Type: Apartment