

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



636 PLENTY ROAD, PRESTON, VIC 3072



Indicative Selling Price

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

Price Range: **\$1,100,000 to \$1,210,000**

Provided by: George Ioannou, Harcourts Preston

MEDIAN SALE PRICE



PRESTON, VIC, 3072

Suburb Median Sale Price (House)

\$875,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



86 MALPAS ST, PRESTON, VIC 3072



Sale Price

***\$1,010,000**

Sale Date: 20/05/2017

Distance from Property: 216m



64 MALPAS ST, PRESTON, VIC 3072



Sale Price

\$1,082,000

Sale Date: 15/05/2017

Distance from Property: 400m



10 FRIER AVE, RESERVOIR, VIC 3073



Sale Price

***\$911,000**

Sale Date: 04/03/2017

Distance from Property: 403m



This report has been compiled on 21/06/2017 by Harcourts Preston. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Harcourts



263 TYLER ST, PRESTON, VIC 3072

 4  3  2

Sale Price

***\$1,200,000**

Sale Date: 08/04/2017

Distance from Property: 340m



This report has been compiled on 21/06/2017 by Harcourts Preston. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

636 PLENTY ROAD, PRESTON, VIC 3072

Indicative selling price

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

Price Range: \$1,100,000 to \$1,210,000

Median sale price

Median price \$875,000

House

Unit

Suburb

PRESTON

Period 01 April 2016 to 31 March 2017

Source



Comparable property sales

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 |
|-----------------------------------|--------------|--------------|
| 86 MALPAS ST, PRESTON, VIC 3072 | *\$1,010,000 | 20/05/2017 |
| 64 MALPAS ST, PRESTON, VIC 3072 | \$1,082,000 | 15/05/2017 |
| 10 FRIER AVE, RESERVOIR, VIC 3073 | *\$911,000 | 04/03/2017 |
| 263 TYLER ST, PRESTON, VIC 3072 | *\$1,200,000 | 08/04/2017 |