Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	27 Kendall Street, Preston Vic 3072
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Single price \$1,460,000

Median sale price

Median price	\$1,026,500	Hou	se X		Unit		Suburb	Preston
Period - From	01/10/2017	to	30/09/20	18		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		
2		
3		

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.

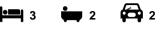
Account - Woodards | P: 03 86812729 | F: 0394821491





Generated: 21/12/2018 12:10





Property Type: House Land Size: 470 sqm approx

Agent Comments

Indicative Selling Price \$1,460,000 **Median House Price** Year ending September 2018: \$1,026,500

Comparable Properties

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.

Account - Woodards | P: 03 86812729 | F: 0394821491





Generated: 21/12/2018 12:10