

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

45 Carlisle Street, Preston Vic 3072

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$874,000

House

X

Unit

Suburb

Preston

Period - From

01/04/2019

to

30/06/2019

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	120 Woolton Av THORNBURY 3071	\$930,000	02/07/2019
2	12 Davies St PRESTON 3072	\$925,000	27/06/2019
3	23 Keon St THORNBURY 3071	\$910,000	21/05/2019

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.



Rooms:
Property Type: House
Land Size: 303.693 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2019: \$874,000

Comparable Properties

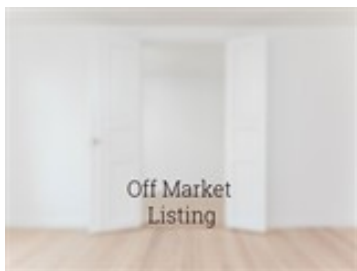


120 Woolton Av THORNBURY 3071 (REI)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 02/07/2019
Rooms: -
Property Type: House



12 Davies St PRESTON 3072 (REI)

Agent Comments



Price: \$925,000
Method: Sold Before Auction
Date: 27/06/2019
Rooms: -
Property Type: House (Res)



23 Keon St THORNBURY 3071 (REI)

Agent Comments



Price: \$910,000
Method: Sold Before Auction
Date: 21/05/2019
Rooms: 3
Property Type: House