

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**211A/8 Clinch Avenue,  
PRESTON 3072**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$366,000**

### Median sale price

Median **Unit** for **PRESTON** for period **Oct 2018 - Feb 2019**

Sourced from **PriceFinder**.

**\$460,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>44/104 St Georges Road, PRESTON 3072</b>	<b>Price \$420,000</b> Sold 28 April 2018
<b>20/104 St Georges Road, PRESTON 3072</b>	<b>Price \$340,000</b> Sold 21 March 2018
<b>301/10 Clinch Avenue, PRESTON 3072</b>	<b>Price \$385,000</b> Sold 05 December 2017

This Statement of Information was prepared on 23rd Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PriceFinder.

Unit

1 beds

1 baths

1 parking

### Tamago!d Property Solutions Pty Ltd

52-54 Rathdowne Street,  
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### Contact agents



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