# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4 Austin Street, Preston Vic 3072

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$1,030,000								
Median sale price									
Median price	\$930,000	Pro	operty Type Hou	ise	Suburb	Preston			
Period - From	01/10/2018	to	30/09/2019	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.

Add	dress of comparable property	Price	Date of sale
1	229 Murray Rd PRESTON 3072	\$1,025,000	10/08/2019
2	20 Jones St THORNBURY 3071	\$1,020,000	11/05/2019
3	283 Mansfield St THORNBURY 3071	\$1,008,000	14/09/2019

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.

This Statement of Information was prepared on:

21/10/2019 09:51









Property Type: House (Res) Land Size: 581 sqm approx Agent Comments

**Indicative Selling Price** \$1,030,000 **Median House Price** Year ending September 2019: \$930,000

# **Comparable Properties**



229 Murray Rd PRESTON 3072 (REI/VG)



Price: \$1,025,000 Method: Auction Sale Date: 10/08/2019 Property Type: House Land Size: 384 sqm approx Agent Comments

Agent Comments



Price: \$1,020,000 Method: Auction Sale Date: 11/05/2019 Property Type: House Land Size: 628 sqm approx

**-** 3

**6** 2

20 Jones St THORNBURY 3071 (REI/VG)



283 Mansfield St THORNBURY 3071 (REI)



Agent Comments

Price: \$1,008,000 Method: Auction Sale Date: 14/09/2019 Rooms: 6 Property Type: House (Res) Land Size: 495 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.