

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

4 Austin Street, Preston Vic 3072

Indicative selling price

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

Single price \$1,030,000

Median sale price

Median price \$930,000

Property Type House

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.

	Address 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



4 1 2

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)

Agent Comments

4 1 2

Price: \$1,025,000

Method: Auction Sale

Date: 10/08/2019

Property Type: House

Land Size: 384 sqm approx



20 Jones St THORNBURY 3071 (REI/VG)

Agent Comments

3 1 2

Price: \$1,020,000

Method: Auction Sale

Date: 11/05/2019

Property Type: House

Land Size: 628 sqm approx



283 Mansfield St THORNBURY 3071 (REI)

Agent Comments

3 1 2

Price: \$1,008,000

Method: Auction Sale

Date: 14/09/2019

Rooms: 6

Property Type: House (Res)

Land Size: 495 sqm approx