

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Unit offered for sale 98 Albert Street, PRESTON 3072

Unit



3 beds



2 baths



1 parking

## Indicative selling price

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

|             |                               |
|-------------|-------------------------------|
| Townhouse 1 | Single price <b>\$840,000</b> |
| Townhouse 2 | Single price <b>\$740,000</b> |
| Townhouse 5 | Single price <b>\$825,000</b> |

## Suburb unit median sale price

Median **Unit** for **PRESTON** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

# \$500,000

## Comparable property sales

These are the three units 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.

### Townhouse 1

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilo metres of the property for sale in the last six months

### Townhouse 2

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilo metres of the property for sale in the last six months

### Townhouse 5

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilo metres of the property for sale in the last six months

## Ray White Preston

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## Contact agents



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This Statement of Information was prepared on 18th Sep 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 Pricerfinder.

