

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

14 Mcnamara Street, Preston Vic 3072

**Indicative selling price**

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

Range between

\$1,160,000

&

\$1,260,000

**Median sale price**

Median price \$970,000

House

X

Unit

Suburb

Preston

Period - From 01/04/2018

to 31/03/2019

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		
2		
3		

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.

14 Mcnamara Street, Preston Vic 3072

**Jellis  
Craig**

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**Indicative Selling Price**

\$1,160,000 - \$1,260,000

**Median House Price**

Year ending March 2019: \$970,000



 3    2    2

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties

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.