

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

8 Hawker Avenue, Preston Vic 3072

Indicative selling price

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

Single price

\$1,110,000

Median sale price

Median price

\$1,110,000

Property Type

House

Suburb

Preston

Period - From

01/07/2019

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	41 Youngman St PRESTON 3072	\$1,264,000	16/11/2019
2	4 Breen St PRESTON 3072	\$1,160,000	23/08/2019
3	29 Gordon Gr PRESTON 3072	\$1,101,000	24/08/2019

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:

02/12/2019 09:40

Paul Rodighiero

03 9489 9422

0417 274 352

paulrodighiero@mcgrath.com.au

Indicative Selling Price

\$1,110,000

Median House Price

September quarter 2019: \$1,110,000



Rooms: 1

Property Type: House

Agent Comments

Comparable Properties



41 Youngman St PRESTON 3072 (REI)

Agent Comments



Price: \$1,264,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)



4 Breen St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,160,000

Method: Sold Before Auction

Date: 23/08/2019

Property Type: House (Res)

Land Size: 573 sqm approx



29 Gordon Gr PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,101,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)

Land Size: 562 sqm approx